

# WELCOME

THE CITY OF WINDSOR

## **Municipal Class Environmental Assessment for Wyandotte Street East and Jarvis Avenue**

**PUBLIC INFORMATION CENTRE #2**

**August 26, 2021**

# Housekeeping

Speaker video will be turned off for most of the presentation.

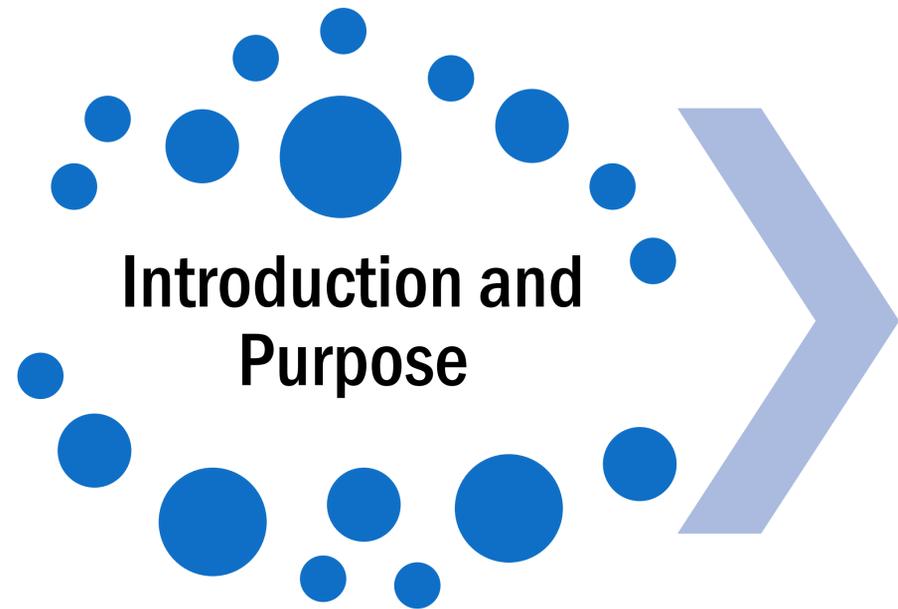
Attendees will be muted; please participate through the Q&A window.

If you have any technological issues, please also use the Q&A window.

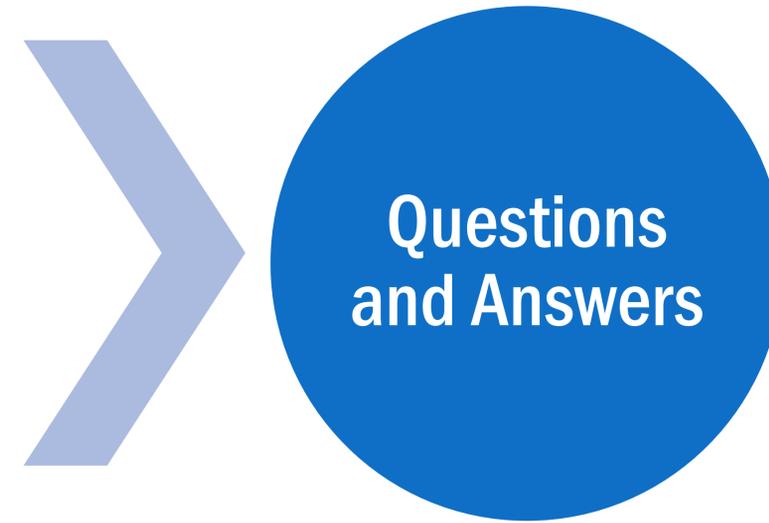
All presentation materials, including a fillable comment form will be posted on the City's website.

Town Hall PIC #2 is being recorded.

# Agenda



Presentation



Use the Q&A window to type in a question.

# Why are we here?

## The Purpose of this Town Hall - Public Information Centre (PIC) #2 is to:

Provide an update  
on the study's  
progress.

Present the  
preliminary  
recommended  
preferred design  
concept.

Summarize the  
potential impacts of  
the project and  
identify mitigation  
measures to address  
these concerns.

Provide an opportunity  
to ask questions and  
provide comments on  
the project, including  
the preferred design  
concept.

# Project Team Introductions

## Engineering

- Andrew Dowie – Project Manager
- Adam Mourad – Sewer and Infrastructure

## Planning and Building

- Jeff Hagan – Transportation Planning
- Simona Simion – Development Planning

## Legal

- Chris Carpenter – Real Estate

## Geomatics

- Etienne Hernandez – CAD Technician
- Jelena Muegge – GIS CAD Technician

# Environmental Assessment Process

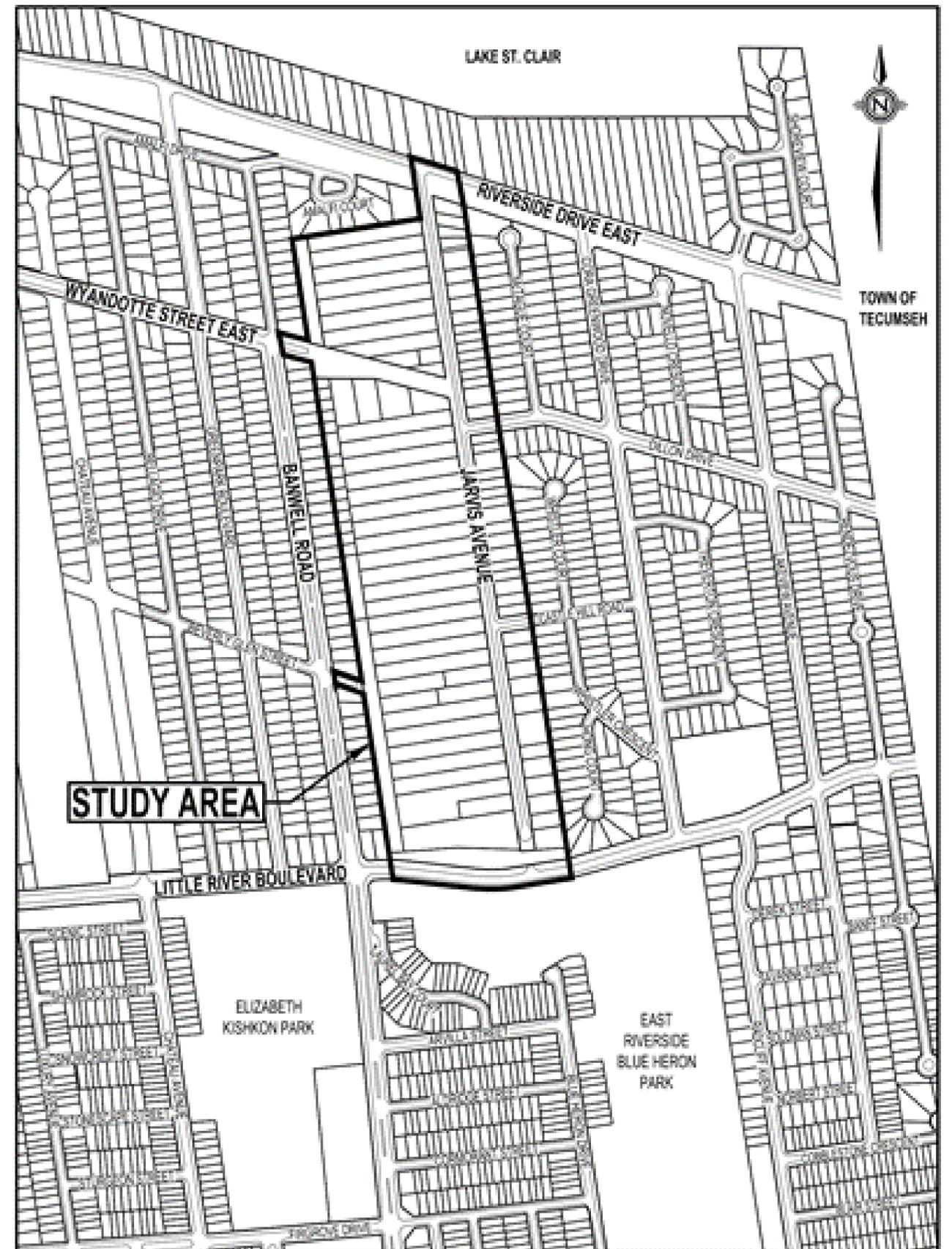
- ▶ This project is following the Municipal Class EA document requirements (October 2000, as amended in 2007, 2011 and 2015).
- ▶ The document defines 4 schedules (Schedules A, A+, B & C) under which projects may be planned and describes the process required for each.
- ▶ The complexity of the project, defined by the level of community interest, technical considerations and environmental impacts, help to determine which schedule is followed.
- ▶ The project team is following Schedule 'B' for this project and will be completing the 2 study phases as outlined in the EA document:

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
<b>Basic Process</b>	Problem OR Opportunity	Alternative Solutions	Alternative Design Concepts For Preferred Solution	Environmental Study Report	Implementation
<i>Consultation Requirements</i>	<i>Optional</i>	<i>Mandatory</i>	<i>Mandatory</i>	<i>Mandatory</i>	<i>Optional</i>
SCHEDULE 'A/A+' PROJECTS	✓				✓
<b>SCHEDULE 'B' PROJECTS</b>	✓	✓	✓		✓
SCHEDULE 'C' PROJECTS	✓	✓	✓	✓	✓
MASTER PLANS (See Section A.2.7)	✓	✓	✓	✓	✓

**WE ARE PRESENTING PHASE 3 TONIGHT**  
**PHASES 4-5 ARE NOT REQUIRED FOR A SCHEDULE 'B' PROJECT**

# Study Area

- ▶ The study area includes the area bounded by Riverside Drive East to the north, Little River Road to the south, Banwell Road to the west and Cora Greenwood Drive to the east.
- ▶ Jarvis Avenue was developed prior to construction of the surrounding neighbourhoods. It has remained isolated with reduced connectivity and public service access points relative to other areas.



# Problem Statements

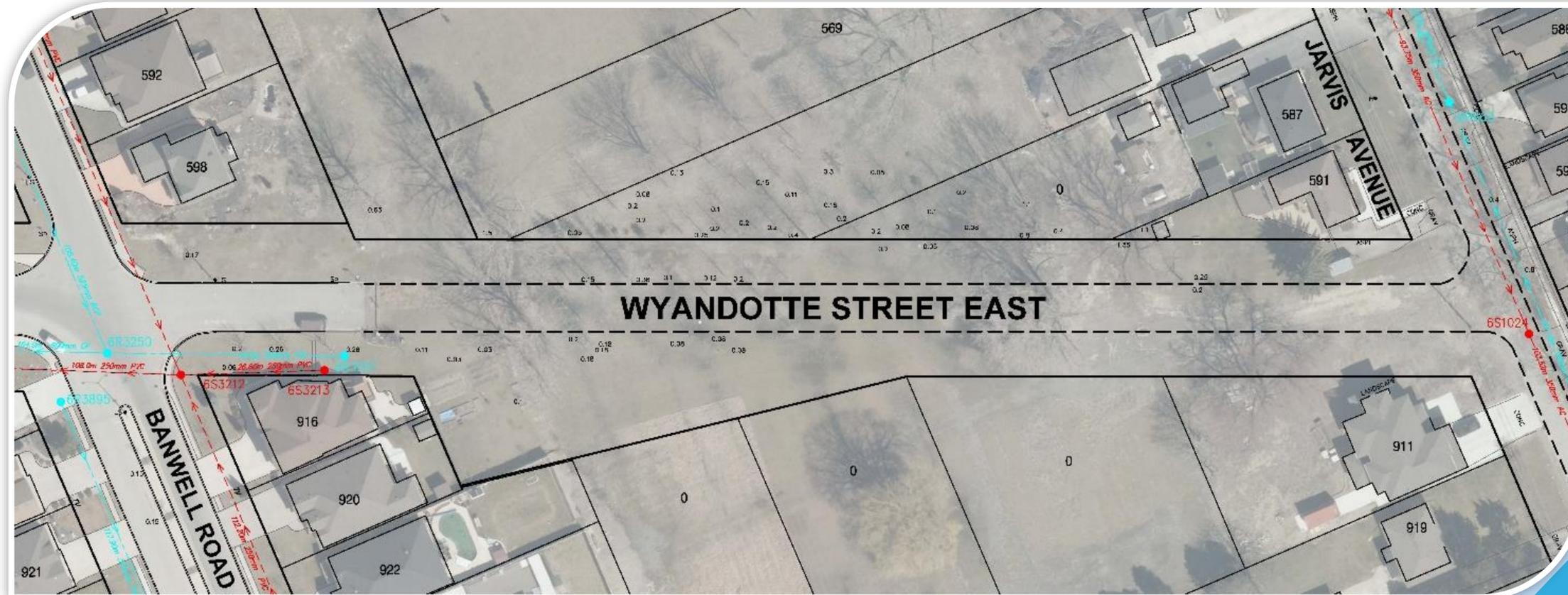
- ▶ To address limited access to Jarvis Avenue that limits the provision of emergency and municipal services, Windsor City Council is planning to fund the extension of Wyandotte Street East from Banwell Road to Jarvis Avenue.
- ▶ It is prudent to define any infrastructure, operational and safety improvements required in association with the project as part of this study.
- ▶ This study will identify how to complete Wyandotte Street East to meet safety and operational needs within a 20 year planning horizon, including for emergency services, transportation needs and land use planning.
- ▶ During the last 5 inter-census periods, this district has experienced a positive population growth and an increased number of occupied dwellings.

# Opportunities

- ▶ There is an opportunity to employ the Complete Streets approach for Wyandotte Street East in order to accommodate the existing and future traffic demand (including active transportation) and provide better connectivity to adjacent neighbourhoods.

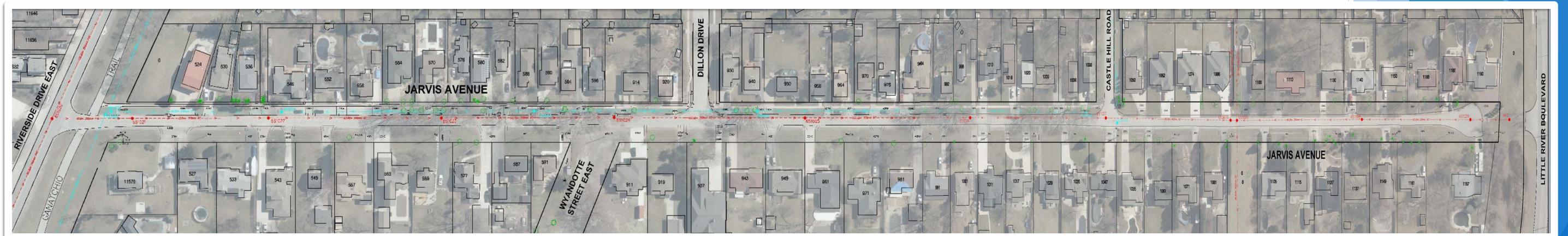
# Wyandotte Street East

- ▶ The proposed Wyandotte Street East Extension is the final portion of the road has been planned to be constructed since the right-of-way was established by the former Town of Riverside, and will terminate at Jarvis Avenue.
- ▶ The proposed connection will provide the only western link between the East Riverside and Lakeview Planning Areas.
- ▶ The Project was first identified as a funding priority by City Council in the 2011 Capital Budget.



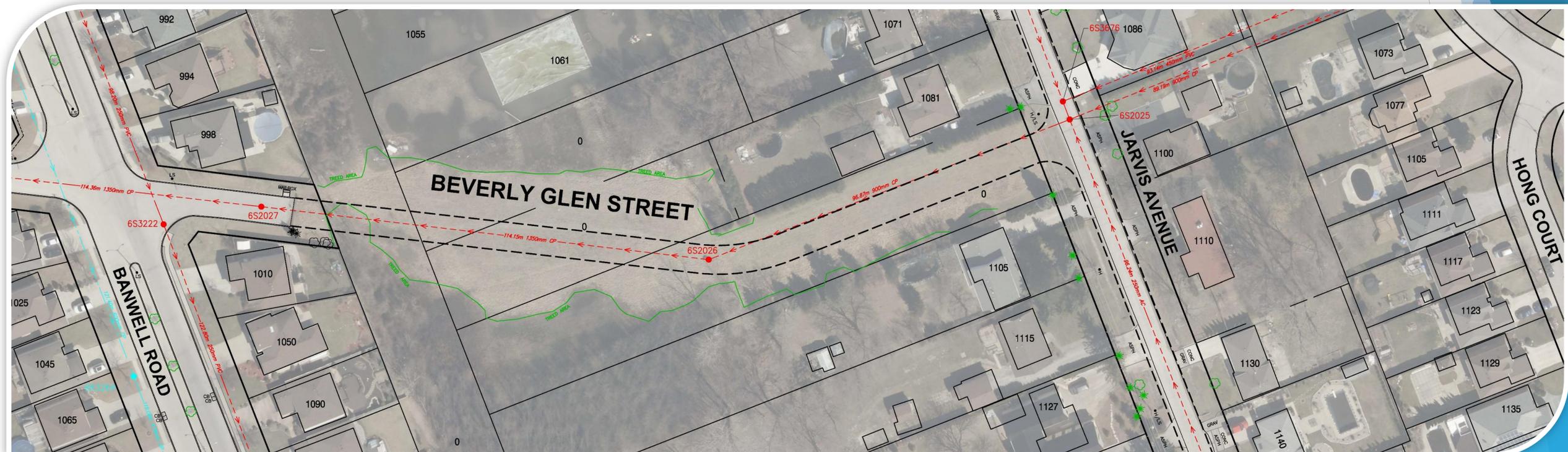
# Jarvis Avenue

- ▶ Residents continue to express concern for poor land drainage in the area to Administration and to members of City Council.
- ▶ The existing storm sewers on Jarvis Avenue, where they exist, are of insufficient design and capacity for residents to direct water to.
- ▶ Residents continue to express concern for the condition of the road pavement itself.
- ▶ Sustainable improvement of the above issues are not possible without addressing the stormwater disposal together with road redesign and reconstruction.



# Beverly Glen Avenue

- ▶ Beverly Glen Avenue terminates mid-block at the limit of East Riverside planning area. The City owns most of the land in which to complete the road, but some remains under private ownership.
- ▶ Road construction could open these lands for infill development.
- ▶ Consideration of this corridor provided a means to facilitate infill development as well as access for public service delivery.



# What We Have Heard

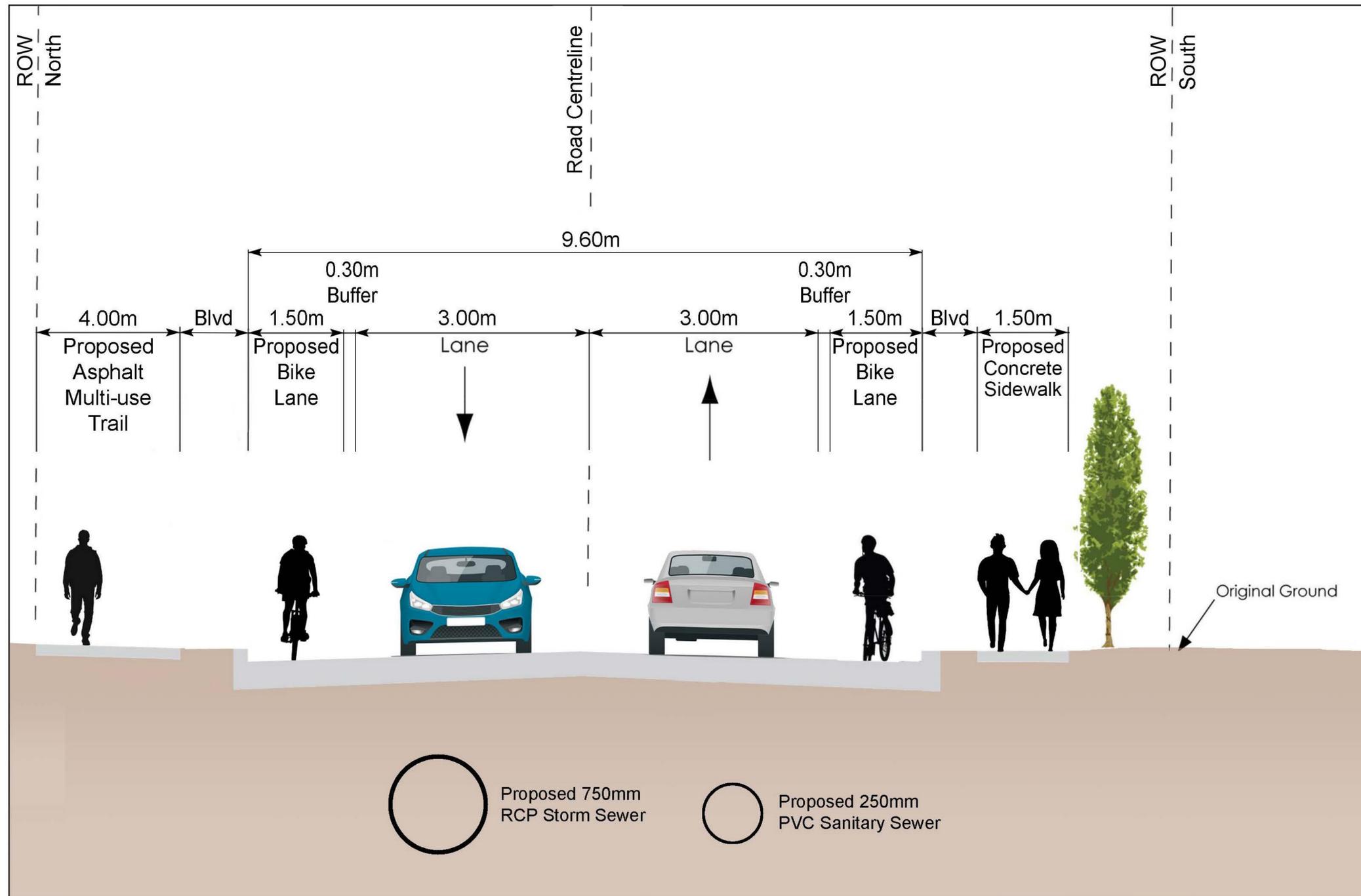
- ▶ The first PIC was hosted online in October 2019 with display information available on the City's website.
- ▶ A Notice of this PIC was prepared and distributed to the Study's contact list with summary of issues.
- ▶ Listed below is key feedback that gathered from residents since PIC #1:
  1. Concern for bringing cut-through traffic into the neighbourhood possibly destined for Tecumseh, and resulting public safety impacts from increased motor vehicle use.
  2. Concern that updating the road to the municipal design standard will encourage speeding and higher traffic volumes.
  3. Concern that additional flood and sewer system capacity risk may be created due to new runoff created by new Wyandotte Street East and expanded Jarvis Avenue pavement.
  4. Natural environment protection.
- ▶ This feedback has been considered by the Project Team and some of the proposed design considerations have now been changed from what was presented at PIC #1

# Preferred Design Concept

- ▶ Construct Wyandotte Street East to a 9.6m cross-section including bicycle lanes.
- ▶ Reconstruct Jarvis Avenue to a 6.74m cross-section including structural grass, which can support roadside parking.
- ▶ Implement traffic islands at Wyandotte Street East and Dillon Drive intersections with Jarvis Avenue.
- ▶ Construct a trunk storm sewer to service all neighbourhood drainage.
- ▶ Rebuild the south cul-de-sac on Jarvis Avenue and remove the driveway approach at Little River Boulevard.
- ▶ Construction of Beverly Glen Avenue will no longer be carried forward for consideration.
- ▶ Closure of Riverside Drive East intersection with Jarvis Avenue will no longer be carried forward for consideration.

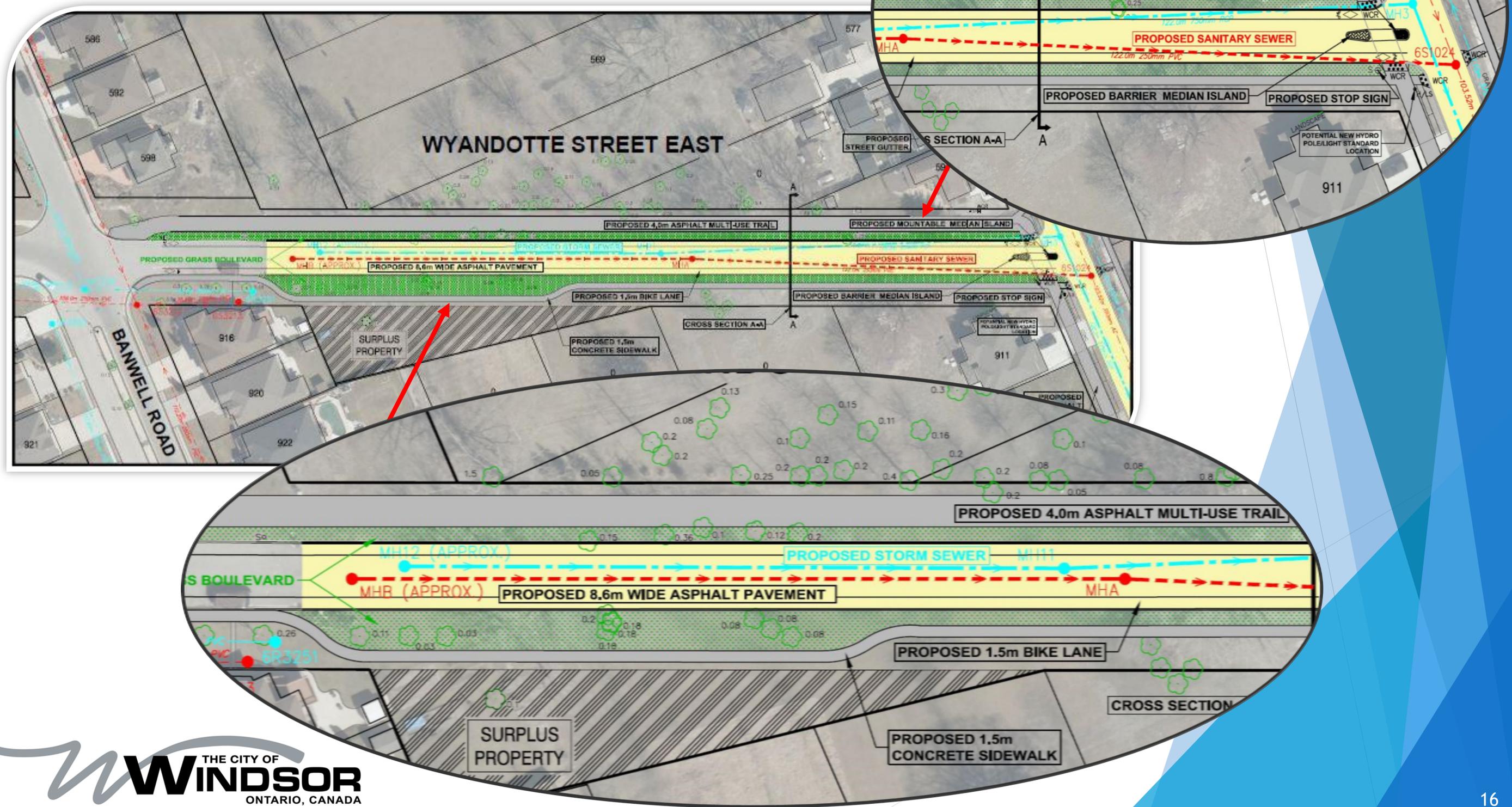
# Wyandotte Project Segment

## Wyandotte Street East



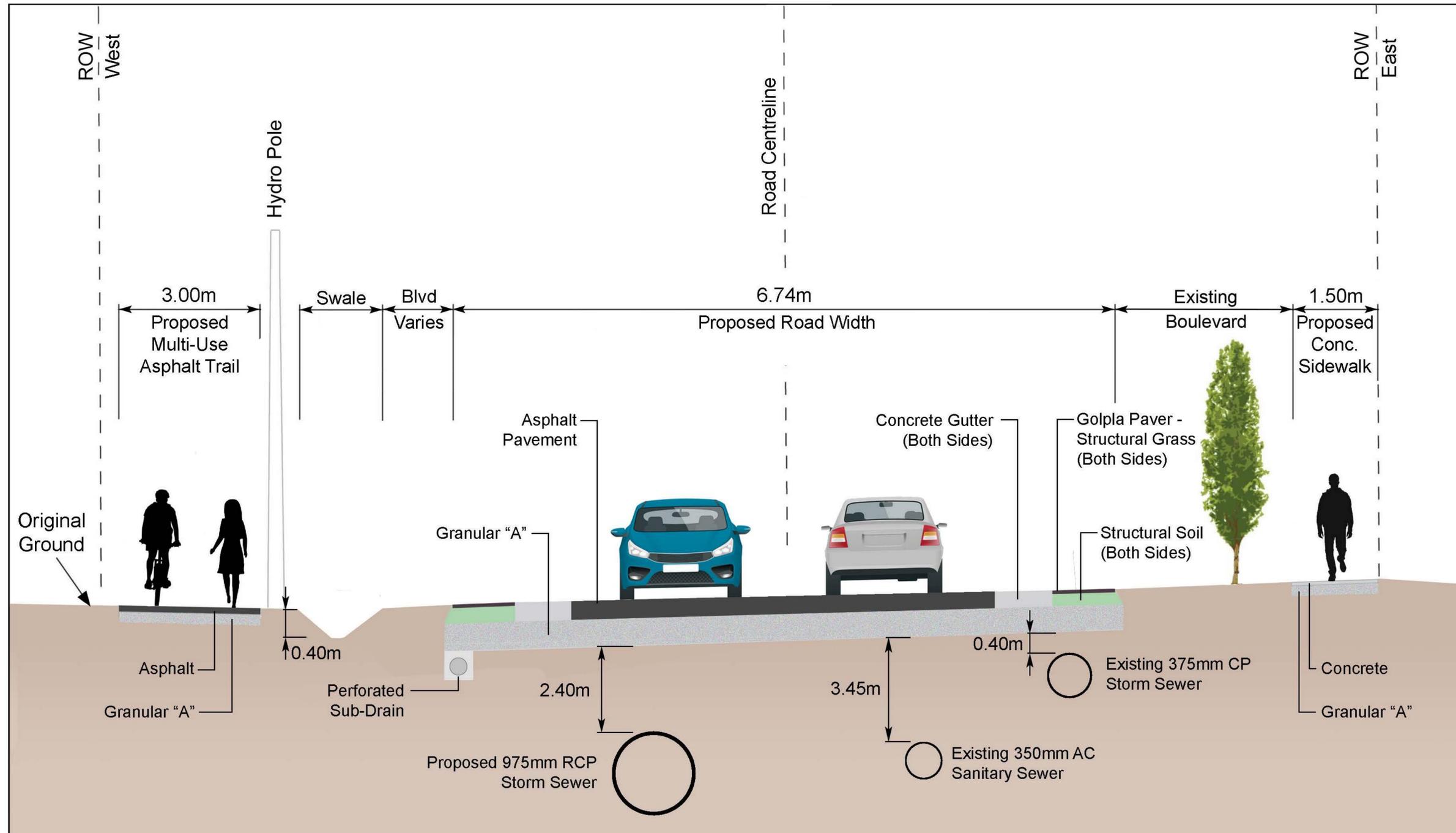
# Wyandotte Project Segment

## Wyandotte Street East



# Wyandotte Project Segment

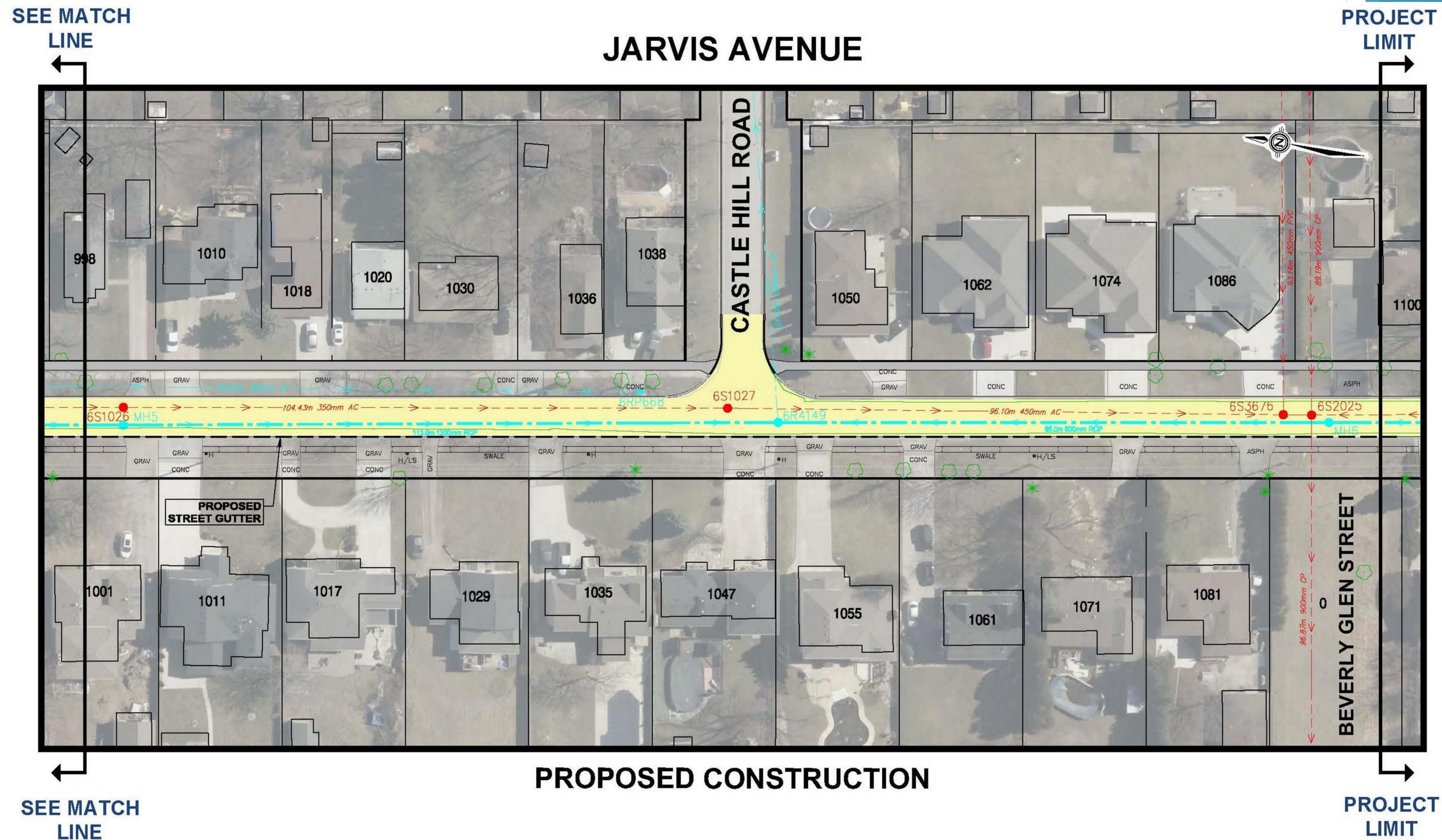
## Jarvis Avenue – Wyandotte to Dillon





# Wyandotte Project Segment

## Jarvis Avenue – Dillon Drive to Beverly Glen Street

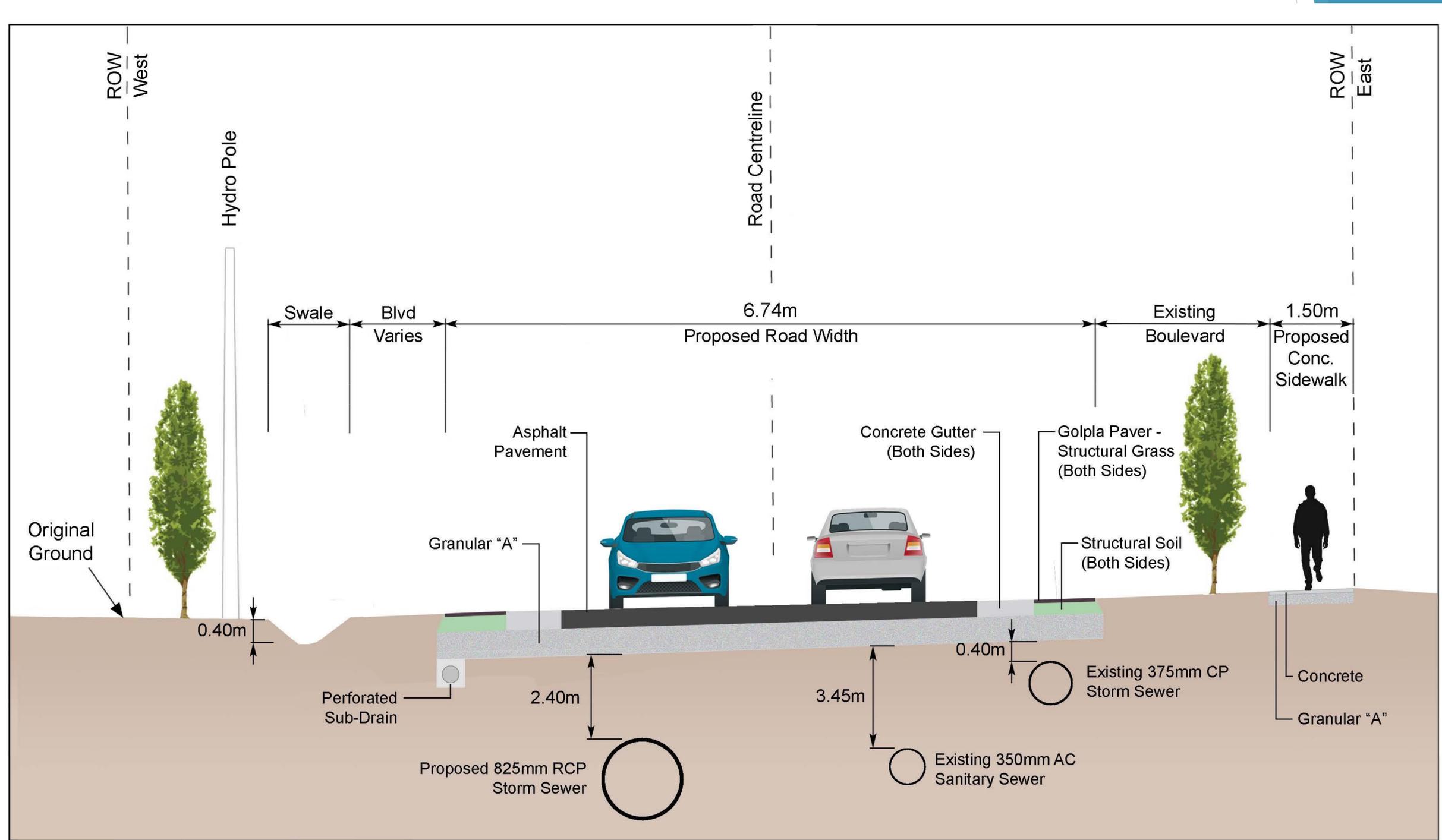


# Wyandotte Project Segment

- ▶ No shared resident contribution for this work
- ▶ Construction of New Road between Banwell Road and Jarvis Avenue
- ▶ Reconstruction of Jarvis Road Pavement between Wyandotte Street East and Beverly Glen Street
- ▶ Construction of new Trunk Storm Sewer between Wyandotte Street East and Castle Hill Road
- ▶ Reconstruction of Sanitary Sewer between Wyandotte Street East and Beverly Glen Street
- ▶ Approximate cost: \$2.1 million

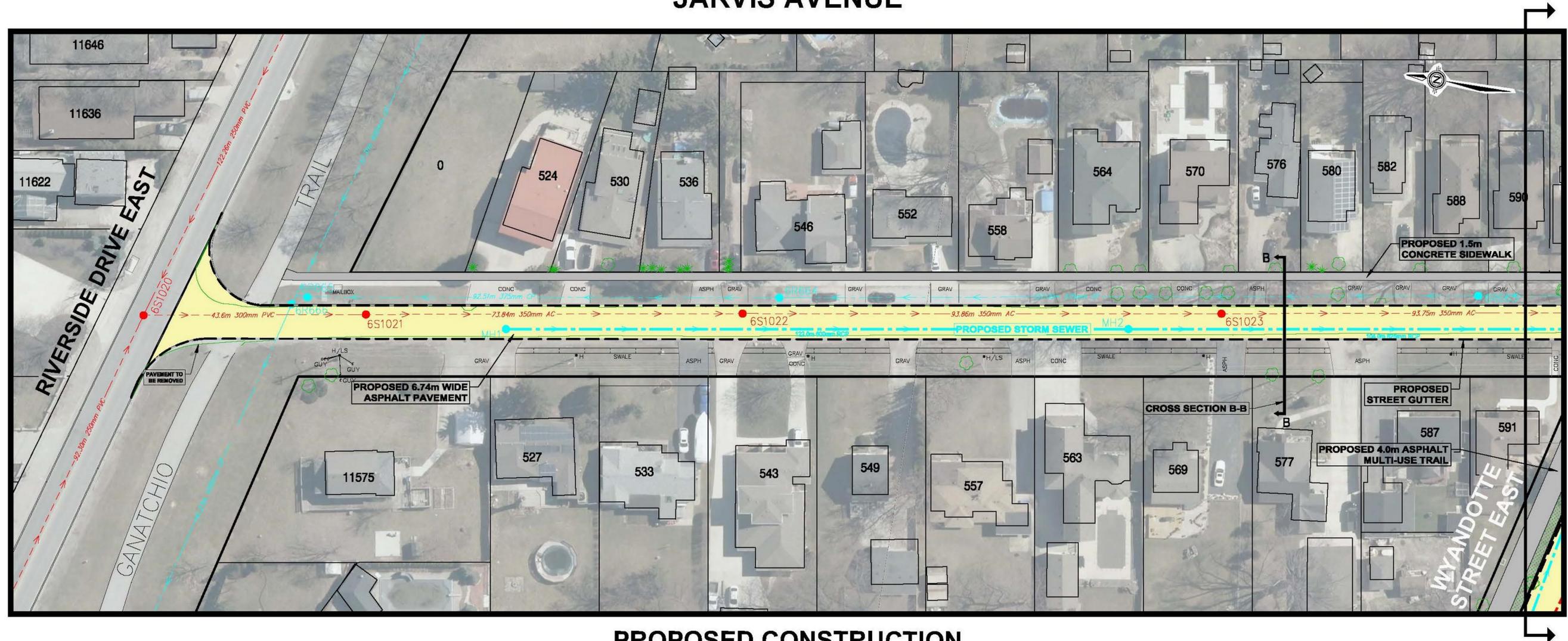
# Jarvis Segment

## Jarvis Avenue



# Jarvis Segment - Jarvis Avenue (North)

## JARVIS AVENUE



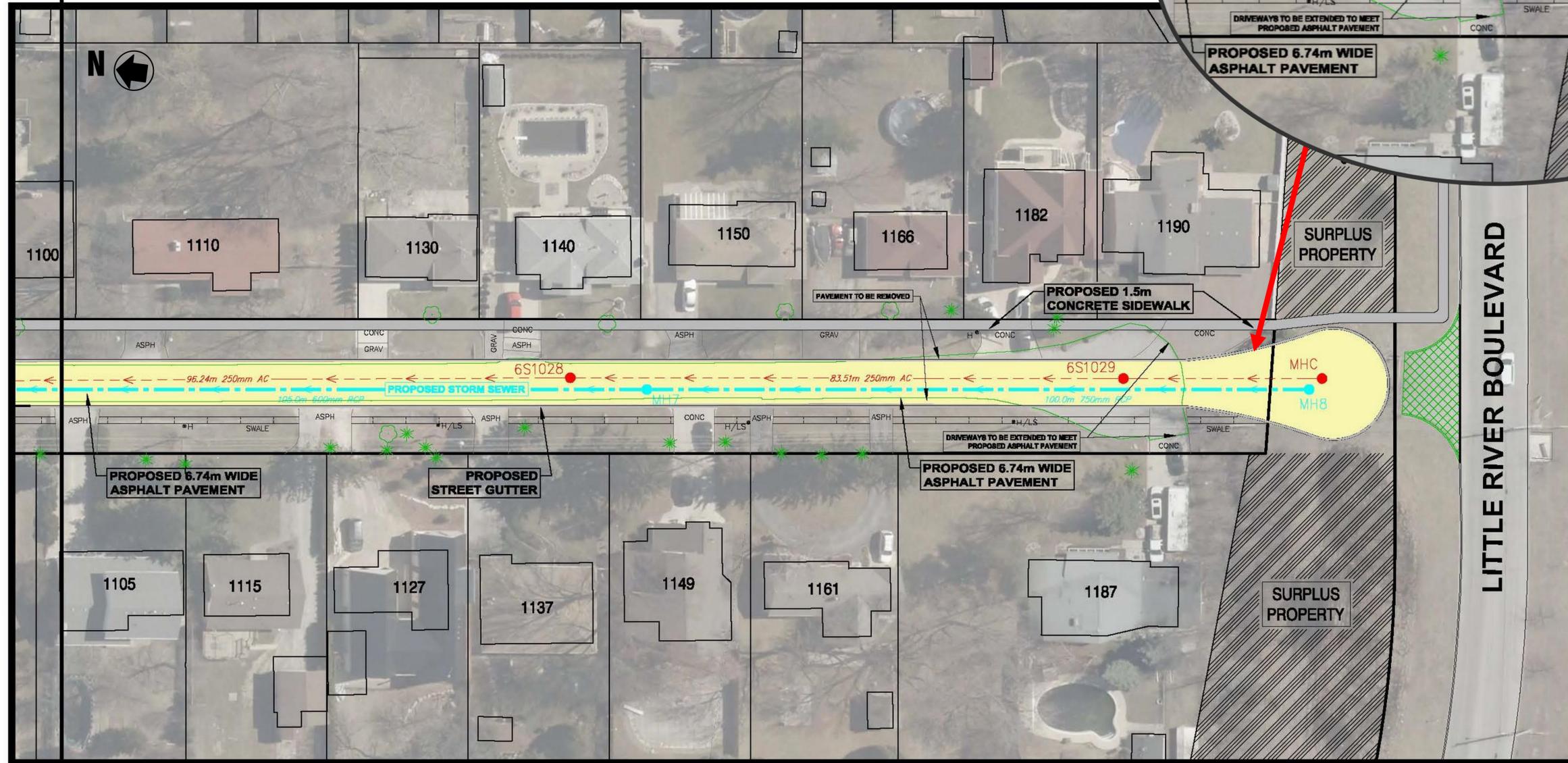
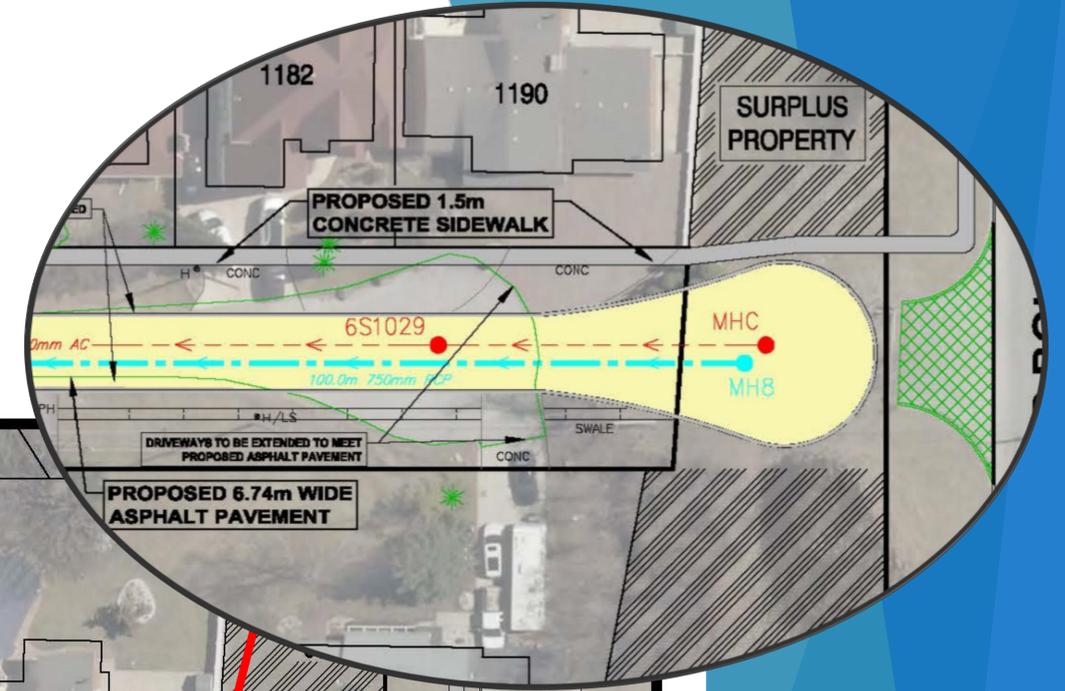
PROPOSED CONSTRUCTION

# Jarvis Segment

## Jarvis Avenue (South)

PROJECT  
LIMIT

JARVIS AVENUE



PROJECT  
LIMIT

PROPOSED CONSTRUCTION

# Jarvis Segment

Two sections considered:

- 1) Riverside Drive East to Wyandotte Street East
- 2) Beverly Glen Street to Little River Boulevard



Closure of Riverside Drive East is not carried forward based on Fire and Rescue Services vehicle access requirements.



## Cost Sharing with City under Local Improvement Policy:

City will be assessed cost of pavement, sanitary sewer rehabilitation, existing storm sewer replacement and drainage works.

Residents will be assessed cost of gutters and new storm sewer where none exists (south of Castle Hill Road) and new private drain connections to this sewer.

This improvement can be rejected by residents.

# How Potential Impacts will be Addressed

## Traffic

### Potential Effects

- Increased number of short cutting trips made by travelling down Wyandotte Street East.

### Proposed Mitigation

- Implementation of the proposed traffic islands at Dillon and Wyandotte to reduce time advantage.
- Narrowing of roads from municipal standard and addition of bicycle lanes on Wyandotte Street East to promote traffic calming.

# How Potential Impacts will be Addressed Stormwater Mitigation

## Potential Effects

- There is expressed concern for additional storm water runoff being created by the road pavement.

## Proposed Mitigation

- A primary driver for this project is the lack of drainage capacity and outlet for storm water.
- The project includes construction of a trunk storm sewer on Jarvis Avenue from Wyandotte Street East to Castle Hill Avenue. This sewer is sized to accept runoff from all adjacent properties in a fully developed condition, and from the proposed road pavement.
- Trunk sewer cost is borne in full by the municipality. Where local storm sewer does not exist on Jarvis, costs will be assessed to property owners through the Local Improvement policy.

# How Potential Impacts will be Addressed

## Coastal Flooding Mitigation

### Potential Effects

- There is expressed concern for the project not improving upon the risk of coastal flooding impacts to the area.

### Proposed Mitigation

- The Essex Region Conservation Authority indicates that the 1:100 year flood level for the area of Wyandotte St. E and Jarvis Ave. is 176.000 m G.S.C.
- Minimum road elevations shall be constructed to an elevation no lower than 175.7 m to ensure no more than 0.3 metres depth of water during the current approved 1:100 year flood event.

# How Potential Impacts will be Addressed Natural Environment

## Potential Effects

- Loss of and/or damage to vegetation and ecological communities through clearing, grubbing and grading.

## Proposed Mitigation

- Vegetation removal to minimize the amount affected and will be scheduled to occur during the dormant months.
- A planting restoration plan will be developed in consultation with the City's Parks Department.
- Any proposed grading will be scheduled to avoid times of high runoff volumes (spring and fall)
- Beverly Glen extension will not be constructed.

# How Potential Impacts will be Addressed Natural Environment

## Potential Effects

- Loss of and/or damage to wildlife habitat.
- Loss of and/or damage to habitat of Species at Risk (SAR) and Species of Conservation Concern (SOCC).

## Proposed Mitigation

- Efforts to reduce negative effects on wildlife and wildlife habitat as a result of the road extension can include:
  - Lighting to be focused downwards and away from Natural Core Areas.
  - Restore temporarily disturbed construction areas in cultural meadows with native, herbaceous, flowering plants to restore pollinator habitat wherever possible.
  - Vegetation removal to minimize the amount affected and will be scheduled to occur during the dormant months.
  - Garbage control and anti-littering on construction site to minimize terrestrial predators (e.g. raccoons, skunks).
  - Road design stormwater management to consider water quality protection measures.
  - Beverly Glen extension will not be constructed.

# How Potential Impacts will be Addressed Archaeology and Culture

## Potential Effects

- Impacts to archaeological resources. There were no cultural heritage resources identified in the Stage 1 Archaeological Assessment.

## Proposed Mitigation

- A Stage 2 Archaeological Assessment will be completed for undisturbed areas within the construction footprint limits.

# How Potential Impacts will be Addressed Socio-Economic Environment

## Potential Effects

- Increased noise levels during construction and due to heavy equipment.
- Increased dust during construction.

## Proposed Mitigation

- Conforming with applicable by-laws and policies.
- Informing residents of the type and duration of construction planned, including regular progress updates.
- Dedicated City contact will be available to respond to questions and concerns during construction.
- Employing of Best Management Practices, including engine maintenance and use of dust suppressors.

# Project Estimates (2021)

## \$2.4 million – Wyandotte Street East and Jarvis Avenue (Wyandotte to Beverly Glen)

- Road \$371,000
- Surface Drainage \$55,000
- Restoration \$120,000
- Multi-Use Trail and Sidewalk \$103,000
- Sanitary Sewer \$368,000
- Storm Sewer \$550,000
- Private Drain Connections \$129,000
- Miscellaneous \$49,000
- Contingency \$260,000
- Internal Costs and Taxes \$400,000

# Project Estimates (2021)

**\$3.235 million (2021) – Jarvis Avenue –  
Riverside to Wyandotte & Beverly Glen to Little River**

- **Roadwork - \$270,000**
- **Road Drainage - \$148,000**
- **Restoration - \$92,000**
- **Sidewalk - \$110,000**
- **Sanitary Sewer - \$635,000**
- **Storm Sewer - \$529,000**
- **Private Drain Connections - \$433,000**
- **Miscellaneous - \$92,000**
- **Contingency - \$402,000**
- **Internal Costs and Taxes - \$524,000**

# What Happens Next

Following consideration of feedback received, the Preferred Design will be finalized.

Subsequently, the Project File will be published, and will be available for a 30-day review period.

Residents are able make a “Bump-Up” request to the Minister of the Environment, Conservation and Parks to prevent, mitigate or remedy adverse impacts on the existing aboriginal and treaty rights of the aboriginal peoples of Canada during that time frame.

Detailed Design would proceed thereafter.

Construction is subject to City Council approvals. The work is planned to be funded in 2022-23.

# Questions and Answers

**WE WELCOME**  
**your comments!**

Please complete a comment form at  
[windsoreas.ca](https://windsoreas.ca) and submit by October 1,  
2021

# Thank You!

- ▶ Thank You for Participating!
- ▶ **We appreciate** the time you have taken to learn more about the Wyandotte Street East – Jarvis Avenue Municipal Class Environmental Assessment.
- ▶ To stay involved and receive further updates as the Project progresses, visit [windsoreas.ca](https://windsoreas.ca) or join our mailing list. Leave us an e-mail or mailing address.

**Andrew Dowie, P.Eng., FEC**  
Engineer III  
City of Windsor  
310-350 City Hall Square West  
(519) 255-6257 ext. 6490  
[adowie@citywindsor.ca](mailto:adowie@citywindsor.ca)

We want to hear from you! Use the Q&A window to type in a question.

You can also fill out a comment form at [windsoreas.ca](https://windsoreas.ca) by **October 1, 2021** to have your comments considered by the Project Team.