

CRITERIA # 25 Servicing (Established or Potential, Redundant Services for Electrical and Water required)
Weight: 4

Assessment Definition: The site should have capacity to support the Facility. Electrical, water, sewer, gas and other services should be in place now or by the time construction is scheduled to start. There are special considerations for plumbing and electrical systems in health care facilities. Access to two feeds for electrical and water should be available to the site.

Scale Factors: Water, sanitary, sewer, power (2 feeds required):

- "10": Is established services
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	Vendor Response	Stantec Response	Notes	Scale
Site A	Water Services is available at the Site via, a 16" transmission main and an 8" distribution main on Oldcastle Rd., and a 12" distribution main on #3 Hwy. Water feeds to Oldcastle are provided through connections to the City at Walker Rd., North Talbot Rd. and Howard Ave. Improvements to the Howard Ave connection are presently being completed. The water supply is anticipated to be adequate. Hydro one advises that the site can be serviced with two feeds (there are four feeds servicing the area). One the required load is known a plan and cost can be formulated. Sanitary Sewers are approximately 1.6 km away at the intersection of the 8th Concession and County Road 46. The Town of Tecumseh has a Development Charges project (2010 Revised wastewater Servicing Strategy) that would bring sanitary sewers to this location (Project WW-11B). The 2010 Strategy provided for the completion of this sewer within 5-10 years. The Town is presently looking to complete this project and is pursuing federal and provincial funding. The Site has excellent potential for servicing. See Attachment 25.			
Site B	All municipal services including water, gas and sewer are connected at the lot line. Electrical service is supplied by Enwin Utilities via a substation located to the south of the site.			
Site C	The subject site has water and sanitary sewer directly available to the site (Figure 25). Electrical and gas lines are also available to the site.			
Site D	The site is completely serviced by electrical, water, sewer, gas and municipal drainage. There are accesses to two feeds for electrical and water available to the site as of now. Additionally, electrical service from Bell Avenue might also be possible. This would need to be confirmed with ELK.			
Site E	The subject site has water, sanitary, storm, and power - established and available. 25 (a) Municipal Water Supply is available along Laurier Parkway. 25 (b) Sanitary Sewers supply is in close proximity @ 6th Concession and Howard Business Parkway. Engineered drawings are approved to extend the sanitary sewer from 6th Concession to Laurier Parkway. 25 (c) Stormwater Management System are already incorporated in the design for the subject site. 25 (d) Electrical Services are planned for the subject site. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	The Site is currently serviced with electricity, water and gas but not sanitary sewers. A secondary hook to electricity, water and gas can be made from County Road 46 and Concession Road 12. The closest sanitary sewer is at Manning Road and County Road 42 (4.9km). We have heard there is a proposal to build a subdivision at Malden Road and County Road 46, which would require servicing. This would bring sanitary sewers in close proximity to the Site. Mayor McNamara has indicated that the Town of Tecumseh would work with any successful proponent with a Site in the Town of Tecumseh to address zoning, servicing and other Site related matters at the appropriate time. Please see Tab "5"-Email from Mayor McNamara.			
Site G				

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Site H	Municipal water, sanitary, sewer, and multiple power feed capacity are established and available for the subject site. 25.1 The services required by the time of construction include electrical, water, sewer, gas and other services. It is noted that special requirements for plumbing installations, electrical safety and essential electrical systems in health care facilities are required. 25.2 The City of Windsor has recently upgraded a large sanitary trunk sewer along Banwell Road between EC Row Expressway and the Canadian Pacific Railway directly adjacent to the proposed site (<0.1 km away) as well as additional upgrades to the sanitary trunk along the northern part of the railway west of Banwell Road to Lauzon Parkway. All works were completed with Infrastructure stimulus funding in 2010/2011. 25.3 At this time, Banwell Road is storm serviced by roadside ditches directly adjacent to the proposed site and no storm sewer system is provided. A storm sewer system is in place along Twin Oaks Drive and is currently providing services for the industrial park between Lauzon Parkway and Banwell Road. 25.4 A Banwell Road Corridor Class Environmental Assessment Study is being prepared by Gillis and Associates and the City of Windsor. With addition to traffic improvements along Banwell Road, the addition of an urban cross section design will include storm sewers along Banwell Road, which can incorporate the storm servicing for a future Windsor Hospital for the proposed site. 25.5 Existing watermains within the area include a 300mm pipe along Twin Oaks Drive along with a 300mm watermain at the intersection of Banwell Road and Mulberry Drive. The proposed hospital location would extend the Twin Oaks Drive watermain east to Banwell Road and continue north to connect to the existing connection at Mulberry Drive, thus creating a loop. Municipal services will be available to the site at the time of construction of the hospital campus.			
Site I	To be confirmed by further engineering work, but municipal water and sewer services are available in less than 0.5 kilometres.			
Site J	To be confirmed by further engineering work, but municipal water and sewer services are available in less than 0.5 kilometres.			
Site K	The Subject Site is currently fully serviced by local utilities, including the following: • local electrical service from Enwin Utilities, via Enwin powerlines leading into an on-site transformer area off of Turner Road; • a redundant electrical service to the on-site transformer area off of Hydro One's 115kV underground line, which runs past the site along Walker Road; • a 12"-diameter municipal water service from the 36"- diameter Windsor Utilities Commission (WUC) watermain on Seneca Street, leading into a pump house and water tank near the south end of the site; • three additional water services to the site from the 12"- diameter WUC watermain on Kildare Road; • one additional water service to the site from the 12"- diameter watermain on Argyle Road, leading into the site from the north, under the ETR tracks; • sanitary sewer service via a 450mm-diameter dedicated sanitary pipe, leading from the centre of the main parcel, north under the ETR tracks to the combined sewer on Argyle Road; and, • gas service via a Union Gas service pipe, leading into the site from the east off of Munsee Avenue. A schematic plan, depicting the primary services that exist adjacent to the site is provided in Figure 10 (attached).			
Site M	The proposed site is currently unserviced and is located in close proximity to services connections including electrical, water, sewer, gas and telephone. The approximate distance from the proposed site to the nearest servicing access point on both Lauzon Road and County Road 42 are provided below. Appendix 25-1 contains a map showing all services in the vicinity of the site. Services from Site to Lauzon Parkway (east) • Sanitary Sewer - 0.868km • Watermain - None • Hydro (overhead) 0.0902km Services from Site to County Road 42 (south) • Sanitary Sewer - 0.75km • Watermain - 0.764km • Hydro (overhead) - 0.764km • Gas - 1.60km • Bell - 0.877km			
Site N	A watermain and trunk sewer are adjacent to the property. Power passes by but could be expanded from Lauzon TS less than 2km distant.			
Site O	A 1200mm sanitary sewer is available on County Rd. 42 which can be brought south along 9th Concession Rd. or Lauzon Parkway. A 6" water line exists on 9th Concession Rd. and another 8" exists on County Rd. 42 FOR DETAILS & INSERTS SEE INDEX TAB 25.			

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Site P	Sanitary Sewers are 7.9km Water main is 4km The site can be serviced with a private on-site sewage treatment facility and sewage collection system. Water is available from two directions. Ontario Hydro's main line runs only 900M east and power can be brought along Walls Rd. to the site.			
Site Q	The Site is serviced by municipal water and sanitary sewers along the 8th Concession Road. A 975mm diameter sanitary trunk sewer on the 8th Concession Road was completed in 2010 and was designed with enough capacity for any future site development at the time that the Southwest Detention Centre was developed.			
Site R	With a portion of the Site previously developed, many of the required services have been oversized or designed to accommodate future development at this particular site location. Due to the proximity of the Site to the Detroit River, no storm water quantity measures are required. Storm water quality measures will need to be incorporated into the development of this site. The sanitary sewer system has been designed to accommodate future development of the site. Gas and electrical have reinforced their systems to accommodate future development at this site location as well. All of the required municipal servicing is available at the property limit along Front Road. □			
Site S	Although the site is not yet serviced, the Municipality has allocated for the appropriate sanitary trunk services to be placed down the southerly limit of the Amico Properties Inc. piece of land. This will allow for developed proposed at this site location to be easily serviced from a sanitary perspective. There is an existing trunk water main at the north east corner of the property along County Road 22. Development at this site location could easily tie into this existing connection for water services. Major sources of gas and electrical services are available nearby, with transmission feeds close to the proposed site off of County Road 22. These service providers have sized their service feeds to anticipate major development at this site location.			
Site T	The Site was used as the Windsor Raceway since the late 1960s and it is fully serviced with municipal services for electrical, water and sewer already drawn to the Site.			
Site U	*No Response provided by Vendor*			

Signature _____

Date _____