

CRITERIA # 26 Drainage
Weight: 2

Assessment Definition: The site must have the ability to provide for storm water retention on site or in a nearby storm pond or in municipal storm water pipes.

Scale Factors: Potential for surface drainage:

- "10": Excellent potential
- "7": Good potential
- "5": Fair potential
- "3": Minimal potential
- "0": Limited potential

	Vendor Response	Stantec Response	Notes	Scale
Site A	Storm Water management measures can be provided for on Site. The existing municipal drains can be relocated and/or enclosed to provide for efficient use of the developable lands. No offsite drainage works would be required. The potential for surface drainage is excellent.			
Site B	The Site's wastewater is discharged to the municipal sewer system on site. The Site has a retention pond for storm water. □			
Site C	The subject lands are large enough to accommodate a storm water retention pond; however, the new east/west road project includes improvements to existing municipal storm water management. Please see Figure 26.			
Site D	Due to the large size of the parcel there is a large amount of land to accommodate storm water retention on site. In addition, the parcel currently is draining into a Municipal Drain (Rush Drain) which is on-site. As a result, this site already has a storm drainage outlet.			
Site E	The subject site allows for excellent potential for surface drainage solutions. 26 (a) Stormwater Management System is incorporated in the design for the subject site. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	The Site has municipal storm sewers. For additional storm sewers it would be easy to use the creek on the Site by running a box culvert over the creek and along Concession Road 12.			
Site G				
Site H	The subject site area and configuration allows for EXCELLENT surface drainage solutions with connections to the site located along both frontages. 26.1 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. 26.2 Based on bore holes, the site is suitable to bear the load of the intended project and the ground water will not impact the basement use of the Hospital building if proposed. 26.3 The site currently has three potential outlets for storm water discharge from the site: • The Gouin Drain conveying west through the proposed site and along EC Row Avenue connecting to the Robinet Drain; • The Robinet Drain conveying west along County Road 22/EC Row Expressway to Little River; • Lachance Drain conveying west through the proposed site and along the Canadian Pacific Railway to Little River. 26.4 The storm water management systems for the hospital campus will be designed to incorporate site features such as storm ponds with water quality and water quantity. Storm ponds will be incorporated into the hospital campus design to provide architecturally and aesthetically designed features. All drains outlined above have excellent potential to act as an outlet for the proposed site and surface drainage.			
Site I	To be confirmed by further engineering work, but storm sewers are located less than 0.5 kilometres to the site.			
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	Drainage of the Subject Site is currently provided via the City of Windsor's sewer network, which includes: • a 1975mm-diameter storm sewer, running northerly along the site frontage on Kildare Road; • a 1200mm-diameter storm sewer, running westerly along the site frontage on Munsee Avenue (and through the site along the closed portion of Munsee); • a 600mmx750mm combined sewer, running northerly along the site frontage on Walker Road; and, • a 600mmx900mm combined sewer, running southerly along the site frontage on Kildare Road and the ETR right-of-way. As the existing site is nearly 100% hardscaped, any redevelopment is likely to reduce the existing level of runoff from the site. Stormwater management features can also be incorporated into the design of the new facility.			
Site M	The proposed site has excellent potential for surface drainage as it has access to two municipal drains which are suitable storm water outlets. The McGill Drain abuts (0km) the north boundary of the proposed site. The River Drain is 0.4km south of the south boundary of the site. The map in Appendix 25-1 shows the location of municipal drains within close proximity to the site.			

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Site N	The site is adjacent to Little River.			
Site O	Drainage has been set out in the Lauzon Parkway EA drainage study. Little River will provide an outlet along with storage ponds. FOR DETAILS & INSERTS SEE INDEX TAB 26			
Site P	On site storm water management can be achieved through the use of retention ponds and oversizing of pipes. Pike Creek runs north south and abuts the westerly boundary at the north of the site and would collect the run-off.			
Site Q	Ditch in front of property. Ditch in rear of property. Large pond on property. Connected to sewers .			
Site R	Due to the proximity of the Site to the Detroit River, storm water quantity measures are not required, however storm water quality measures will need to be addressed. Meaning, a storm retention pond or alternative quality measures at this location would not be required. As previously mentioned, the required storm connection is located at the property line along Front Road.			
Site S	As previously mentioned, the site is currently a farmed field, that is considered relatively flat with no significant grade changes throughout. The site demonstrates a gentle slope towards the north-east corner, draining into the West Puce Drain and Wallace Line Drain to the west. A Storm Water Management Report for the site has been prepared. Storm water management facilities, which would include a retention pond, have been contemplated for this site as part of an overall storm water management strategy. The site is currently a greenfield and provided the necessary approvals are sought, could easily accommodate any type of situational grading. Given the site's size, there is plenty of room to be able to accommodate a retention pond facility when required.			
Site T	The Site currently has expansive paved parking capacity that required extensive drainage capacity and as a result the Site has a) connections to municipal storm water pipes; storm water retention ponds in the center of the Site; and drainage ditched along Sprucewood and Ojibway Parkway .			
Site U	No response provided.			

Signature _____

Date _____