

**THE CORPORATION OF THE CITY OF WINDSOR  
PUBLIC WORKS 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>Livelihood Number: 13497 GM/7387</b>	<b>Report Date: May 8, 2008</b>
<b>Author's Name Eddie Francis</b>	<b>Date to Council: May 12, 2008</b>
<b>Author's Phone: (519) 255-6315</b>	<b>Classification #:</b>

**To: City Council**  
**cc:**  
**Subject: Green City – Clean Streets Program**

**1. RECOMMENDATION: City Wide:  Ward(s): \_\_\_\_\_**

**That Council adopt the Green City – Clean Streets Program.**

**EXECUTIVE SUMMARY:**

N/A

**2. BACKGROUND:**

In June of 2005, City Council approved a formal review process to update the City's 1996 Community Strategic Plan.

On December 14, 2006, City Council participated in a strategic planning session designed to identify key priorities under each pillar of our Community Strategic Plan (CSP). The ninety-three (93) items identified were narrowed to forty (40) initiatives, leading to nine (9) themes, which were then taken out to the community for feedback.

In January 2007, consultation sessions to gather input on the nine priorities identified by Council were held with residents in all five wards and with community leaders.

Council adopted seven (7) priority statements, plus two (2), for a total of nine (9) priority statements in February 2007.

And, in October 2007, Council identified and adopted specific action items under the Pillars of the Community Strategic Plan for the 2007-2010 term of Council.

The CSP Pillar: Our Economy states:

*“That the City of Windsor work towards the development of a “brand” that will focus on attracting professionals, individuals, and families, addressing the community’s appearance and reputation in order to capitalize on opportunities for tourism, greater economic prosperity, and enhanced community pride.*

*That the City of Windsor establish partnerships with all orders of government, the private sector, labour and other stakeholders to attract and retain investment that will diversify and sustain the City’s employment base.”*

At its recent Strategic Planning sessions, Council agreed that we need to take a proactive approach to address the community’s appearance that would enable us to take a step forward toward improving our reputation. And, City Council expressed an interest in developing a strategy that would lead to a “greener and cleaner city”.

The following elements are intended to begin the Green City-Clean Streets initiative, leading to possible expansion to include other elements as directed by Council in future years.

### **3. DISCUSSION:**

Many Cities have developed specific programs to address Civic beautification as a means to improve the appearance and attractiveness of place for people, families, tourists and investors. By adopting this initiative, Council can begin addressing the issues identified by the community and City Council in the CSP.

The City of Windsor will be welcoming thousands of visitors to our City over the next year as we host the Red Bull Air Races; the opening of the new Caesars Windsor; a new convention centre; a new 5000 seat coliseum; the summer festival schedule; the Indy car races; the 2009 OHL All Star game; and the Special Olympics, to name a few. These events will attract visitors, tourists, families, and media to our community, and we will be presented with a unique opportunity to redefine their perceptions of old by promoting a green and clean city.

Council is also aware that we have been able to attract new business to the airport and it will be extremely important to ensure that our gateways and points of introduction into our community are equally welcoming and vibrant. The airport is currently undertaking a complete renovation of their passenger holding facility, complimenting the work that was undertaken prior to Super Bowl XL.

In addition, a green and clean city is a means to promote economic investment, development and pride in our city.

Subsequent to our recent strategic planning session I asked both Don Saddler (Green City) and Ron McConnell (Clean Streets) to provide me with information with respect to what would be required to implement a Green City-Clean Street initiative for this year in order to meet Council’s stated CSP priority.

## Green City

Don Saddler recommends that immediate action can be taken on the following initiatives:

1. Removal of fencing East and West side of Ouellette from Tecumseh Road, South to the Ouellette overpass at Jackson Park.
2. Commence installation of self-watering planters and hanging baskets creating an aesthetically appealing floral display in our BIA's and main arterial roadways.
3. Removal of post winter granular debris and power washing hard surface centre medians on main arterial roadways through the City.
4. Tree planting in the fall of 2008 and regularly scheduled grass cutting commencing this spring of Dougall Parkway from the Sixth Concession to Cabana Road including the Howard interchange turf areas.
5. Refurbishment of tree wells in various BIA areas and replanting of trees, throughout the City.
6. Plant infill trees in grass boulevards where we have lost trees over the past five years.

### 7. Gateways: Dougall Avenue and Howard

In addition to the improvements outlined in the "*Civic Beautification Program*" enhancing our gateways with landscape features will have a positive short and long-term visual impact on the Howard and Dougall Avenue corridors. The proposed improvements will not compromise or interfere with future road and or streetscaping plans.

Additional beautification improvements include the following:

- a significant number of new tree plantings on the embankments on either side of the corridor
- new shrub beds at selected key intersections displaying an array of colours throughout the seasons including a large number of perennials, annuals, flowering shrubs, trees and armour stone boulders for accent rock
- where room permits, earthworks will be constructed along both street corridors and will include rolling berms and tree plantings of evergreen and deciduous plant material
- new site features such as retaining walls and signage will grace the entrances of Dougall Parkway welcoming visitors to Windsor

These improvements can be carried out in 2008.

**Clean Streets:**

Ron McConnell recommends re-instituting a number of street cleanliness initiatives and programs that have been the subject of budget reductions.

- **COMMERCIAL SIDEWALK WASHINGS** – the contracted service was provided in the DWBIA and in other BIA’s in the spring, and again as necessary, but was discontinued in 2000. To restore this level of service in 2008, it would cost the Corporation approximately \$40,000 to wash those sidewalks that experience high levels of pedestrian traffic on an eight (8) week cycle.
- **SIDEWALK SWEEPING** – this contracted service was discontinued in 2007. This sidewalk sweeper was used to collect sidewalk litter in the DWBIA and all other BIA’s on a bi-weekly rotation. To restore this level of service in 2008 would cost approximately \$20,000.
- **LITTER PICKUP (STUDENTS)** – another casualty of recent budget cuts is the number of students employed by the Environmental Division to manually clean alleyways, medians, underpasses, roadside litter and dump sites as we have gone from employing thirty (30) students annually to just thirteen (13), as approved, in the 2008 budget.

The hiring of ten (10) additional students, assigned specifically to the aforementioned duties would cost approximately \$130,000 for wages, equipment, supervision and waste disposal costs.

- **WASHING & SWEEPING OF MEDIANS** - in 2002 the budget for the annual cleaning of medians was eliminated. To restore this level of service would likely cost approximately \$30,000 in 2008.
- **VACUUM STREET SWEEPING** – the current approved level of service that we provide with our three (3) ‘in-service’ vacuum street sweepers is outlined below:

**STREET SWEEPING LEVEL OF SERVICE**

<b>Service Area</b>	<b>Frequency</b>
Arterials	1 per month
Collectors	1 per month
E.C. Row	1 per month
DWBIA	8x per month
Other BIA’s	4x per month
Residentials	5x per year

Our ability to increase these service levels is somewhat limited due to our fleet size and the lead-time required to purchase additional sweepers (over a year). Rental and contracted sweepers have been brought in to supplement our efforts in the past and in both instances the effectiveness of the rental machines was unacceptable and the cost exorbitant. We can, however, increase the

present levels of service marginally (as described below) by implementing additional shifts and increasing the number of labour hours assigned to the street sweeping activity.

- All Arterials, Collectors & E.C. Row - swept every 3 weeks (currently monthly)
- DWBIA – 10x per month (currently 8x per month)
- All other BIA's – 6x per month (currently 4x per month)

The required addition of 1,200 labour hours would increase street sweeping expenses (labour, equipment and material costs) by approximately \$50,000 in 2008.

### **OTHER RELATED ISSUES:**

- A) **LITTER BINS** – in 2006 the long-standing mutually beneficial agreement with ECOLAD for the provision of litterbins on the public rights of way was terminated. Since that date the number of litterbins on City streets has decreased by over 100 units (due to accident damage, theft, etc). Fewer litter containers generally results in more litter. No annual budget has been approved for the replacement of litterbins and Council should consider endorsing an annual \$20,000 level of funding for the purchase of new replacement litter containers. This will allow us to maintain the current level of 375 litter containers on the public rights of way.
- B) **EWSWA POLICIES THAT IMPACT ON ILLEGAL DUMPING** – since the opening of the Public Drop-off a number of years ago, the number of incidents of illegal dumping has been reduced dramatically. In 2007 a charging system was put in place by EWSWA that began to charge a tip fee to residential customers who use the facility on a frequent basis. This residential customer fee, unfortunately, has led to evidence of increased illegal dumping activity in 2007. Another issue that may lead to this illegal activity is the hours of operation at the Public Drop-off particularly during the peak spring-cleaning months (April & May). The dumped material within a kilometer of the site suggests that customers who arrive after closing (4:45 p.m.) find an alternative.

We would recommend that EWSWA be asked to review the policies pertaining to 1) the residential customer fee schedule, and 2) the hours of operation. This policy review should be focused on improving customer service and satisfaction, the reduction of illegal dumping and the related City cleanup costs.

### **C) Blight**

For several years now the City has struggled to address blight caused in our communities by abandoned homes, absentee landlords or dilapidated properties. Of specific concern has been the problem of buildings and storefronts that are not used, but rather boarded up and left vacant; and homes that are run down with little regard for up-keep and proper compliance. The failure to use these buildings at all and in particular for the purpose for which they were intended, creates the problem of blight. Streets, areas and locations become unsafe and the neighbourhoods less attractive.

In recent years the corporation has devoted considerable resources to address the issues of blight on a case-by-case basis with little success. In fact, often it takes years before we are able to prosecute on an issue costing the corporation significant time and money. Recently, we had a

similar case in Ward 3 and to date it is estimated that it has cost the Corporation approximately \$20,000.00 in time and resources to bring this property matter to a successful conclusion. As indicated to Council during our strategic planning session, there are a number of storefronts and commercial properties around our City that have closed, been barricaded and left to add to community blight.

As a result of this unique issue and the fact that there are very few existing tools available to the City, we reached out to one of the Province's most recognized Municipal expert, Mr. Stanley Makuch of Cassels Brock, for his counsel and advise.

Mr Makuch is the author of a number of books and articles including *Canadian Municipal and Planning Law* (Carswell), *Municipal Licensing* (U of T Press) and *The Spills Bill: Duties Rights and Obligations* (Butterworths) and is the founding editor of *The Municipal and Planning Law Reports*.

Mr Makuch has extensive experience before the Ontario Municipal Board, the Environmental Assessment Board and the courts.

He leads the Municipal, Planning & Environmental Law Group at Cassels Brock and has been repeatedly ranked within the top municipal law groups in Toronto by *Novae Res Urbis*. This independent ranking is based on volume and diversity of work, and success rate.

Their areas of expertise include:

### **Municipal Law**

- Drafting and interpreting by-laws and agreements
- Advising on restructuring and amalgamations
- Initiating and opposing judicial review applications
- Advising on development charges
- Advising on municipal jurisdiction
- Representing clients on assessment appeals before the Assessment Review Board, the Ontario Municipal Board and the courts
- Providing expropriation advice to both land owners and expropriating authorities, representing clients before the Board of Negotiation, the Ontario Municipal Board and the Ontario courts
- Advising on real estate purchases and development
  
- Advising on permitted uses of lands
- Advising on restrictions such as special policy areas, holding provisions and environmental limitations

Mr. Makuch responded to our inquiry as follows:

“The problem is a very interesting and difficult one because planning and property standards by-laws and legislation generally address what uses are permitted and how to ensure buildings are safe when used, The legislations and by-laws do not on their face appear to be directed to the problem of “non-use” and the blight which results from “non-use.”

In order to provide an opinion regarding the above matter, AI would have to review, in detail; the statutes and case law related to ss. 33, 34, and 41 of the Planning Act, and ss. 15.1, 15.2, 15.3, 15.5, 15.6 and 15.8 of the Building Code Act. I would also like to review the general powers under the Municipal Act and any special City of Windsor Acts and the City's official plan as it relates to these matters. I will consider the need for official plan amendments to deal with the problem.

Although the matter is rather broad, the opinion will have to consider in detail, not only the ability of the City to take action, but also the pros and cons of the various courses of action.

I would estimate the cost of the opinion would be in the range of \$50,000--\$75,000, although that cannot be guaranteed as we charge an hourly rate. I will make every effort to keep costs down by using junior lawyers for research where appropriate.

We can provide the opinion in approximately 6 weeks."

#### 4. FINANCIAL MATTERS:

##### Green City

	<u>Materials</u>	<u>Amount</u>
150	54" x 36" Rectangular Planters	
166	30" x 30" Square Planters	
400	Hanging Planters Including Taxes and Shipping	160,000.00
	Plant Material and Soil Mix	30,000.00
400	80 mm Trees	
150	45 mm Trees	120,000.00
	Tree Planting & Watering	100,000.00
	Bracket for Hanging Baskets and Installation	28,500.00
	Debris Removal and Power washing Hard Surface Medians and Removal of Fence in Jackson Park	50,000.00
	Contract Tree Well Rehabilitation and Replacement	30,000.00
		<b>\$ 518,500.00</b>
	<u>2008 Maintenance - Parks &amp; Facilities</u>	
	City Forces Grass Cutting Dougall Parkway and Howard Exchange on a Bi-weekly Basis	60,000.00
	Watering, Weeding, Planters and Hanging Baskets	80,000.00
		<b>\$140,000.00</b>

Increase contract 2251 Weed & Grass Cutting and vacant lot cleaning – E.C. Row Expressway per tender 115-06, CR 82-2007 by \$27,500 for 1 additional Cleaning and Grass Cutting cycles plus add 3 additional refuse cleanings at a cost of \$9,000 per cleaning = \$27,000 for a total additional cost of \$54,500 excluding taxes.	54,500.00
Increase Clean up program by \$37,000 for clean up of vacant city lots and Greenspace as per contract 2252 Tender 158-06, CR 82-2007 (over 300 properties).	37,000.00
	<u>\$ 91,500.00</u>
	<u><u>\$ 750,000.00</u></u>
 Mayor Recommends	 700,000.00
Gate Ways-Dougall-Howard	900,000.00
	<u>1 600, 000.00</u>
 TOTAL	 1 600, 000.00

### Clean Streets:

• Commercial Sidewalk Washing	\$ 40,000
• Commercial Sidewalk Sweeping	20,000
• Litter Pickup – 10 students	130,000
• Washing/Sweeping Medians	30,000
• Street Sweeping – add staff	50,000
• Litter Bin Repairs & Purchasing	20,000
	<u>\$ 290,000</u>
 Mayor Recommends	 \$250,000

The \$1,850,000 in expenditures detailed above represents a significant investment of one time funding for the Green City-Clean Street initiative consistent with our strategic sessions and CSP. City Council as part of our Capital Budget had included \$900,000.00 in 2007-2008 for image campaign funding. As a result of the development commission's success in securing partnerships for W.E. and the Windsor Star's Believe campaign, these funds could be appropriately used to implement the Green City- Clean Streets imitative. Also I had asked Finance to review some of our accounts, specifically the capital projects accounts and look at surplus dollars that may be available as a result of projects closed and or with dollars no longer required. Finance has a report coming to Council in the near future but they have confirmed that there are two additional possible sources for funding the above initiatives bringing the total available to \$1,900,000:

Completed capital projects with a surplus .....\$500,000.00  
Funds from review of open capital projects (2003 contingency)..... \$500,000.00

Any future ongoing costs would be referred to the 2009 budget process.

**5. COMMUNITY STRATEGIC PLAN:**

The CSP Pillar: Our Economy states:

*“That the City of Windsor work towards the development of a “brand” that will focus on attracting professionals, individuals, and families, addressing the community’s appearance and reputation in order to capitalize on opportunities for tourism, greater economic prosperity, and enhanced community pride.*

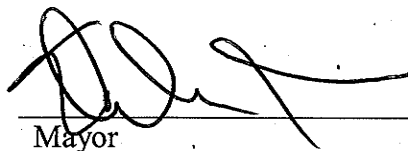
*That the City of Windsor establish partnerships with all orders of government, the private sector, labour and other stakeholders to attract and retain investment that will diversify and sustain the City’s employment base.”*

**6. CONSULTATIONS:**

Don Sadler, Executive Director Parks and facility Management  
Ron McConnell, Interim Director of Environmental Services

**7. CONCLUSION:**

All of the initiatives contained in this report would move the City forward toward achieving the ‘cleaner city’ priority identified by Council in the Community Strategic Plan and subsequent Strategic Planning Sessions.



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Mayor

Attach.

**APPENDICES:**

**DEPARTMENTS/OTHERS CONSULTED:**

**Name: Mayor's Office**

**Phone #: 519 255-6315 ext**

**NOTIFICATION :**

Name	Address	Email Address	Telephone	FAX