

5.17(1)(a)(b)(c) all redactions this document

CRITERIA # 1 (Official Plan Designation)

Weight: 2

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|--------|--|------------------|-------|--------------|
| Site A | The subject Lands are designated "Hamlet Development" (there is a 9 acre area designated Hamlet Residential) in the Official Plan for the Town of Tecumseh. Section 3.8.2.1 of the Official Plan contemplates the designation of and rezoning of lands designated Hamlet Development into one or more "Urban Land Use" designations and zones. Accordingly a re-designation of the subject Lands (including the 9 acres designated Hamlet Residential) into an "Urban Land Use" designation, and more specifically into the "Community Facility" designation required for a hospital is supported by the applicable Official Plan Policies, and would therefore, be expected to receive the support of the Municipality. The County Official Plan designates the lands in the "Settlement Areas" designation, however, 23.7 acres of the 77.12 acre Site have been identified in the "Natural Environment Overlay", Schedule "B2" reducing the developable Lands available to 53.42 acres. See Attachment 1. | | | |
| Site B | The Official Plan designates this Site within the policies of the Planning District and is designated as a Business Park. The compatibility of the current and future uses of the adjacent properties will not impact the land use as an Institutional designation. There are no environmental constraints on this site. The Site would require an Official Plan Amendment. | | | |

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| Site C | The subject site is within the Windsor Urban Growth boundary, and is designated "Commercial Corridor" and "Open Space", as shown on Schedule D Land Use in the City of Windsor Official Plan. The designation permits primary retail, wholesale store, entertainment, service oriented, and office uses which are combined in an integrated form of development. While the "Commercial Corridor" also allows ancillary Open Space and Major Institutional uses without requiring an amendment to the plan, re-designation of the lands would be required to accommodate a major institutional use. (Figure 1) Site meets all Official Plan criteria for Major Institutional use. The site is adjacent to existing Institutional uses, as well as commercial uses, all compatible with a hospital use. | | | |
| Site D | The subject lands are 'Residential' under the Town of Essex Official Plan. The entire site is designated 'Residential', and has an area of approximately 85 acres. Institutional and neighbourhood commercial uses are permitted in 'Residential' designations ; however, such uses require site- specific zoning bylaw amendments to ensure that the uses are compatible with surrounding land uses. According to the Town of Essex Official Plan a rezoning to permit a new institutional use will be subject to the provision of on-site parking and vehicular access to minimize the impact on surrounding development , landscaping , buffering, etc. Strong Council support for the rezoning is expected . An Official Plan Amendment would not be required. | | | |
| Site E | The land is not designated "Major Institutional" but an amendment has a strong possibility of support. The subject lands are currently designated Highway Commercial, Employment Lands and Residential in the Town of LaSalle Official Plan. This response is applicable to all three (3) parcels of land that form the subject site. | | | |

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| Site F | The Official Plan Designation for 6017 COUNTY ROAD 19 RR# 3, MAIDSTONE, ON, N0R 1K0 (the "Site") is designated Agricultural. The Site and the area surrounding the Site do not have an Institutional designation. As such an Amendment to the official plan would be required. For more detail please see Tab "4"-Town of Tecumseh Zoning Map. 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 | | | | |
| Site H | <p>The subject lands are not designated 'Major Institutional' but an amendment has a strong possibility of support.</p> <p>1.1 The subject parcel is located within the Settlement Area for the City of Windsor and designated 'Business Park' and 'Mixed Use' in the City of Windsor Official Plan.</p> <p>1.2 Planning principles dictate that lands proposed for large scale health care facilities (Major Institutional) are not pre-designated in the Official Plan. Rather, lands that are determined appropriate for major institutional are designated after site selection.</p> <p>1.3 Land Use policies of the Official Plan define the proposed regional hospital as a 'large scale health care facility'. The appropriate land use category for this use is defined as 'Major Institutional' designation.</p> <p>1.4 Policies in the Official Plan describe a course of review required to designate lands as 'Major Institutional': i) site evaluation criteria is established, ii) policies provide policy direction on the proposed re-designation, iii) extensive public consultation and iii) through extensive evaluation of the use and supporting campus uses are compatible with the policy direction of the Official Plan and appropriate location is chosen for the proposed regional health care facility.</p> <p>1.5 The attached submission shows how the proposal meets and exceeds the Official Plan policy requirements for evaluation of a request to amend the Official Plan to designate the subject property as 'Major Institutional'.</p> <p>1.6 Policy Framework of the OP for the City of Windsor:</p> <p>3.3.1.2 (b) Regional Institutional Centres Regional Institutional Centres are a type of Major Activity Centre where institutional services are provided to residents across the city and region. This type of node typically serves as a location for the provision of hospital based health care and/or major post-secondary institutions. Regional Institutional Centres can also function as employment centres providing jobs in the health care, education, research and development, offices, retail and personal service sectors.</p> <p>1.7 Subsection 6.6 Institutional Policies The following objectives and policies establish the framework for development decisions for Institutional uses.</p> <p>6.6.1.1 To recognize institutional uses as an important component of Windsor, its neighbourhoods and economic base.</p> <p>6.6.1.2 To ensure that all institutional uses are strategically located within Windsor to be both accessible and act as neighbourhood focal points.</p> <p>6.6.1.3 To recognize the increasing complexity and diversity of institutions as these facilities evolve to provide a wider range of functions.</p> <p>6.6.1.4 To ensure that institutional uses are developed in a manner which are compatible with adjacent land uses.</p> <p>6.6.1.5 To recognize the opportunity to reuse surplus institutional properties by directing their transition to uses compatible with adjacent properties.</p> <p>6.6.1.6 To encourage institutional uses to be complementary to the open space needs of residents.</p> <p>1.8 Subsection 6.6 Institutional Policies</p> <p>6.6.2.3 Major institutional uses shall be located where:</p> <p>(a) there is direct access to a Class II Arterial Road or Class I or Class II Collector Road; (b) public transportation service can be provided; (c) the size of the property provides opportunities for expansion; (d) full municipal physical services can be provided; and (e) traffic can be directed away from residential areas.</p> <p>To have the subject property re-designated (Official Plan Amendment) to 'Major Institutional Campus' use policies would make sound planning and the requested OPA has a strong possibility of support.</p> | | | |

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| Site I | The 2 parcels that collectively make up the Site are currently designated as Agricultural, as per the Official Plan of the Town of Lakeshore. Due to its close proximity to the Town of Essex boundary, it is reasonable to assume an amendment to Major Institutional designation would be considered. | | | |
| Site J | The 3 parcels A,B,C, that collectively make up the Site are all currently designated as Urban Fringe, as per the Official Plan of the Town of Lakeshore. Due to its close proximity to the Town of Essex boundary, it is reasonable to assume an amendment to Major Institutional designation would be considered. Urban Fringe Areas will accommodate predominately existing residential, commercial, recreational and open space and related uses. | | | |

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| Site K | <p>The lands that are the subject of this proposal are currently designated as Industrial within the City of Windsor's Official Plan. Therefore, development of a new hospital at the site would require an Official Plan Amendment (OPA) to change the designation from Industrial to Institutional. Although the outcome of the OPA cannot be assured at this time, it is reasonable to anticipate that the OPA would be approved without significant objection. The primary basis for this expectation is the fact that Industrial land use tends to have greater impact on adjacent Residential neighbourhoods than Institutional land use. Redevelopment of the site with an Institutional use is consistent with Section 6.4.2.7 of the Official Plan, which states that Council may support the redevelopment of older and/or abandoned Industrial or Business Park areas to other land uses provided: a) the proponent can demonstrate that:</p> <ul style="list-style-type: none"> i. the redevelopment of the area would not be detrimental to other Industrial or Business Park uses still operating in the area; and ii. the redevelopment of the area is in keeping with the long term transition of the entire area to similar uses; <p>b) the environmental conditions of the site do not preclude development (see Environment chapter); and</p> <p>c) subject to an amendment to this Plan that is consistent with the appropriate policies for the desired land use.</p> <p>We anticipate that all of the above noted conditions could be satisfied.</p> <p>Section 6.6.1 of the City's Official plan includes the following objectives and policies which establish the framework for development decisions for Institutional uses:</p> <ul style="list-style-type: none"> • To ensure that all institutional uses are strategically located within Windsor to be both accessible and act as neighbourhood focal points. • To ensure that institutional uses are developed in a manner which are compatible with adjacent land uses. The proposed site is consistent with these objectives and policies. <p>Section 6.6.2.3 stipulates that Major Institutional uses shall be located where:</p> <ul style="list-style-type: none"> a) there is direct access to a Class II Arterial Road or Class I, or Class II Collector Road; b) public transportation service can be provided; c) the size of the property provides opportunities for expansion; d) full municipal physical services can be provided; and e) traffic can be directed away from residential area. The proposed site conforms to these conditions and criteria. Section 6.6.2.4 identifies the following evaluation criteria for Major Institutional development: At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Major Institutional development is: <ul style="list-style-type: none"> a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: <ul style="list-style-type: none"> i. within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; ii. within a site of potential or known contamination; iii. where traffic generation and distribution is a provincial or municipal concern; and, iv. adjacent to residential land uses and/or heritage resources. b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; c) capable of being provided with full municipal physical services and emergency services; d) provided with adequate off-street parking; and e) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas. Development of a new hospital on the subject site would be consistent with all of these criteria. Section 6.6.2.6 stipulates that Council will encourage the development of campus master plans for large scale health facilities which direct the future expansion of the institution to appropriate areas on the campus and facilitate its integration with the surrounding neighbourhood. It is anticipated that development of a new hospital on the proposed site would require the preparation of a master plan as part of the final approval process. | | | |

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| Site M | A portion of the proposed site is designated in the Official Plan as 'Future Employment Area' and the remaining portion is 'Open Space'. Since the current zoning of the property (Item 2 below) is 'Institutional' a hospital and related accessory uses are already permitted. An official plan amendment is therefore not required. The proposal would be deemed a development and subject to an application for site plan approval. | | | |
| Site N | Employment, Low Density Neighbourhood | | | |
| Site O | Current designation of the lands under City of Windsor Official plan is "Regional Employment Centre" (see Schedule "J" attached). The land is also considered as "Future Employment Area" (see Schedule D attached) The Provincial Policy Statement 2014 indicates under Section 1.3 -"Employment" that "Planning Authorities shall promote economic development and competitiveness by a) providing an appropriate mix and range of employment and institutional uses to meet long-term needs;" There is a strong possibility of support by the City of Windsor Official Plan for development of a Major Institutional project FOR DETAILS & INSERTS SEE INDEX TAB 1 | | | |
| Site P | The current designation of the land is "A" Agricultural under the old Sandwich South Official plan. The Town of Tecumseh is currently issuing discussion papers that cover the change to a formal new Official plan and this would allow input into the strong support of allowing for an Institutional designation if the site is accepted as a donation from the Vendor. The lands abutting the Vendor's land to the south is designated "Highway Service Centre" and, as such, is precedent to this land becoming similar or complementary in nature such as "Institutional" The Hospital could choose to accept a donation of 50 acres located closer to highway 401 or at the corner of Baseline at their discretion. | | | |
| Site Q | The site consists of 1 parcel of land 82 acres in size as shown at Tab B owned by 4 sisters. The land is part of the larger portion of lands acquired by the City of Windsor as part of the Boundary Adjustment Agreement with the County of Essex and Town of Tecumseh. Pursuant to this Special Policy Area as identified in the City of Windsor's Official Plan. The land acquired by the City of Windsor including the proposed Site is intended to accommodate development over the next 20 years. | | | |

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| Site R | The Town of Amherstburg's Official Plan Document designates the lands (identified as Part of Part 1 on 12R-13364) as Medium Density Residential. There are several policies within this designation that allows for some flexibility and where varying types of residential accommodations are contemplated. Where an Official Plan Amendment would be required, the Municipality would likely encourage and support such a change. The adjacent property to the north is developed with a Retirement Home facility as well as a Medical Village which houses the Amherstburg Family Health Team facility. These properties are also designated Medium Density Residential. The Official Plan policies for this designation state that proposed land uses must be considered compatible to one another. It is our understanding that the Municipality would consider the proposed Facility as a compatible use to the existing buildings on the adjacent sites. | | | |
| Site S | The Town of Lakeshore's Official Plan Document designates the property Urban Reserve. The Urban Reserve designation is used to accommodate a portion of the Town's projected urban and employment growth over the horizon of the Official Plan. Lands within the Urban Reserve Area have been identified through a comprehensive review and have been included within the Settlement Area boundary. Urban Reserve Areas are implemented in an effort to protect future residential, employment, commercial, institutional and community-related uses. There are specific policies within the Urban Reserve Designation that contemplate these types of permitted uses. As a result, the proposed use of the property would be in conformance with the current Official Plan Designation. | | | |
| Site T | The City of Windsor Official Plan designates the land use for the Site to be "residential". There are industrial and commercial land use designations in the proximity of the Site and this could permit an application to have the land use of the Site converted to Mixed Use thereby allowing the required Institutional designation for the Site. | | | |
| Site U | Current Designation: "Industrial" | | | |

Signature _____

Date _____