

CRITERIA # 2 (Zoning)
Weight: 2

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Scale Factors: It is assumed most sites will require site-specific zoning for a hospital and ancillary uses.

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Site A	The subject lands are presently zoned Agricultural in the Zoning By-law for the Town of Tecumseh. Section 3.8.2.1 of the Official Plan (see Attachment 1) contemplates the designation of and rezoning of the proposed Lands into one or more "Urban Land Use" designations and zones. Accordingly, a re-zoning into an "Urban Land Use" zone and more specifically into the "Community Facility Zone" required for a hospital is supported by the applicable Official Plan policies and would, therefore, be expected to receive the support of the Municipality. Site Specific zoning requirements that may be required to accommodate the building or the Site could readily be incorporated as part of the required re-zoning.			
Site B	This Site is Zoned: MD1.2 - Industrial District Light - Amended by By-law 8600 MD2.1 - Industrial District Heavy- Amended by By-law 3072 MD1-4- Light Business Park - Office Amended by By-law 370-2001 -Nov 15th The Site is approximately 67 acres in size and is currently vacant land. □			
Site C	The subject lands are currently zoned "Agricultural (A)" in the City of Windsor's Zoning By-Law (Figure 2). A Zoning By-law Amendment would be required to accommodate a major institutional use. The lands are within the Urban Growth Boundary for the City of Windsor and are not considered prime agricultural. There is no impediment to changing the zoning. The lands are designated for commercial use; however, the proposed hospital use would be an appropriate use for this area. There are other institutional uses adjacent to the subject lands, and the surrounding land uses are mainly commercial, which is a less sensitive land use than residential as a neighbouring use for a major institution.			
Site D	Under the Town of Essex's Zoning By-Law 1037, the subject lands are zoned Holding Residential District 2.2 (HR2.2), a medium density residential zoning district that permits single detached, semi-detached, townhome and bed and breakfast dwellings in urban areas. The holding category ensures that the lands will be serviced to the Town's satisfaction prior to rezoning can be designed to meet the needs of the proposed uses. The large size of the site can ensure that all general zoning provisions can be satisfied, including the provision of sufficient on-site parking, landscaping, loading facilities, etc. Any new buildings could be sited to take advantage of sunlight/shade, views, good accessibility, etc. Accordingly, there is a strong Council and administrative support for any possible site-specific rezoning being approved to permit a hospital and other institutional uses.			
Site E	No zoning restrictions exist with the subject property. 2 (a) The subject lands are currently zoned Light Industrial (Holding). 2 (b) A zoning bylaw for the Town of LaSalle includes a provision that a zoning change would not be required if the lands are to be used for institutional purposes by a government agency. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	The Site is zoned Agricultural Holding. The Hospital would not be a permitted use under the By-Law. An amendment to the Zoning By-Law 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.			

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Site G				
Site H	It is assumed most sites will require site-specific zoning for a hospital and the ancillary or secondary uses. There are NO ZONING RESTRICTIONS associated with this subject property. 2.1 The subject lands are zoned 'Business Park Holding (BPH)' in the Comprehensive Zoning By-law for the former Township of Sandwich South By-law 85-18. 2.2 The Business Park (BP) zoning allows for high profile, employment uses in large buildings. 2.3 A change of zoning (Zoning By-law Amendment) will be required for the subject property to rezone it to 'Institutional District (ID)' under the Windsor Comprehensive Zoning By-law. 2.4 The proposed hospital campus concept will incorporate major institutional uses (hospital, medical clinics, etc) but will also support and allow for employment uses and accessory residential uses. A site specific amendment will create a regulatory framework for the development of the hospital campus use.			
Site I	The Site is currently zoned as Agriculture (see attached Zoning By-Law map30). Due to close proximity to areas zoned as Commercial, it is reasonable to assume a zoning amendment would be considered.			
Site J	The Sites are all currently zoned as Agriculture (see attached Zoning By-Law map30). Due to the Urban Fringe designation for the Site, it is reasonable to assume a zoning amendment would be granted.			
Site K	The Subject Site is currently zoned as 'Manufacturing District 2.1' As would be the case with most properties, in order to accommodate the new hospital development at the Subject Site, the existing zoning would need amendment. Development of appropriate zoning would occur in conjunction with preparation of a site plan. There are no known restrictions (from a municipal perspective) that would prevent amendment of the zoning. Please refer also to Item 3 of this submission form.			
Site M	The proposed site and immediately surrounding lands are zoned 'Institutional' under By-law 85-18. Section 16.1.1 e) states that a hospital is listed as a permitted use under the Institutional category. In addition, a number of related and allied uses are also permitted in this category including: nursing homes; day cares; government offices and schools. Accessory uses are also permitted under this category as stated under Section 16.1.2 (b). These uses are defined as being incidental and intended to support the permitted uses. On this basis, a range of commercial and retail uses intended to support the proposed hospital are also permitted under the current zoning. See Appendix 2-1 for a list of permitted uses and applicable regulations. Section 16 of the Zoning By-law 85-18 also lists a number of zoning regulations. Section 16.1.7 states that the maximum building height under the Institutional category is 10.6 m (34.45 ft). A building with a proposed height in excess of this limit would require an application for a minor variance. Separate from Zoning By-law 85-18, building heights in this area are also governed by the Windsor International Airport zoning regulations. These regulations state that the maximum height for any building on the proposed site would be 45 m (147ft) which represents an approximate height of 10 storeys (based on 4m/13ft per storey). Given that the Windsor International Airport zoning allows for a higher maximum building height, it is likely that any application for a minor variance to increase the maximum building height allowable under Section 16.1.7 would have a strong possibility of support.			
Site N	Agricultural			

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Site O	There would be a strong possibility of support for rezoning of this Site Current zoning of the lands under the old Township of Sandwich South zoning bylaw 85-18 is "A" Agricultural. The City of Windsor acquired these lands in 2003 and has initiated a Secondary Plan which is close to being approved. The document can be amended to allow for Major Institutional on this lands prior to submission to City Council. FOR DETAILS & INSERTS SEE INDEX TAB 2			
Site P	The current zoning designation for this land is "A" Agricultural. As above, 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 50 acre site is accepted as a donation from the Vendor. The lands abutting the Vendor's land to the south is zoned (H) HS "Highway Service Centre" and, as such, is precedent to this land becoming similar or complementary in nature such as I "Institutional" The shape and dimensions of the property being approximately 1,200 ft (366M) deep X 1,800 feet (550M) wide will allow for diverse siting opportunities			
Site Q	Zoning for the Site has not yet been finalized to reflect the Official Plan changes in the Special Policy Area (Agricultural Transition) for the City of Windsor. The rezoning is anticipated to occur in the near future as the properties are already designated in the Official Plan. The Site is currently utilized for agricultural farmland . There is currently 1 vacant residential premises on the Site (but does not form a separate parcel - ie. the residential premises is not severed from the 82 acres) .			
Site R	The Town of Amherstburg's Zoning By-Law zones the lands (Identified as Part of Part 1 on 12R-13364) Recreational RE-2. The recreational zone category has a variety permitted uses including but not limited to a community center, clubhouse and meeting house. These uses are generally synonymous with public community type uses and it is because of this that we are confident the Municipality would support the zoning amendment that would be required for the Facility. It is our further understanding the Municipality would prefer a site specific zoning for this type of Facility notwithstanding any existing zoning. With that being said, the site specific zoning amendment would be evaluated against adjacent land uses, amongst other things. As previously mentioned, the surrounding land uses being the existing Medical Village and Retirement Home to the north of the Site would be in keeping with the institutional site-specific zoning amendment.			
Site S	Consistent with the Official Plan designation for this property, the Town of Lakeshore's Zoning By-Law further zones the property Urban Reserve (UR). This zoning allows for those uses that are considered consistent with the policies and goals outlined as part of the Urban Reserve Designation within the Official Plan. It is quite likely that the Town will require an institutional site specific zoning by-law amendment for the proposed development at the Site. We are confident that this can be achieved with little to no difficulty.			
Site T	The Site is zoned RD.2 (holding) which would permits medium density residential development. Until September 1,2012 the Site was the location of the Windsor Raceway which operated as a permitted non-conforming commercial use. The Site is surrounded by commercial development to the west. To the east of the Site the City of Windsor has approved development of Big Box commercial stores although an appeal to the Ontario Municipal Board with respect to this eastern site is outstanding. To the north of the Site the lands are zoned "Green District" (GD1.4), which is a Natural Heritage Area under By-Law 8600. These lands to the north are also protected natural lands by provincial designation and any development on these lands to the north of the Site is restricted. To the south of the Site is the Ambassador Golf Club. Attached as Appendix "A" is a copy of the relevant zoning map from City of Windsor Zoning By-Law 8600 which covers the Site. Given surrounding commercial designations it seems rezoning to permit an Institutional Use would be possible for the Site.			
Site U	Current Zoning "Manufacturing District 2.1 (MD2.1) In Zoning By-Law 8600. Note that application to amend Official Designation and Zoning was made/commenced by Vendor. Process is not complete. We have put these applications on hold.			

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Signature _____

Date _____