

**CRITERIA # 17 Arterial / Collector Road Access**  
**Weight: 4**

**Assessment Definition:** In keeping with the goal of situating the Facility in close proximity to population, the Facility should be located with close access to major transportation corridors within the tributary region. Typically, most hospitals have an address on an arterial road or equivalent. They also should have close access to major roadways for connectivity to Regional communities.

**Scale Factors:** Consideration of direct potential or established access to an existing Highway:

- "10": Less than 1/2 km from arterial/collector
- "7": 1/2 to 1 km from arterial/collector
- "5": 1 to 1 1/2 km from arterial/collector
- "3": 1/2 to 2 km from arterial/collector
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|        | Vendor Response   | Stanfec Response | Notes | Scale |
|--------|---|------------------|-------|-------|
| Site A | The Site has 30' of frontage on #3 Hwy. The Zoning By-law considers this the lot frontage as this is the narrowest lot line facing a street. Given this frontage a #3 Hwy. municipal address is not out of the question. As well it may be possible to extend this frontage from its present width of 30' to as much as 800' through a land consolidation with the abutting neighbour. Notwithstanding the above the Site can be designed to provide the Site with the appearance of having direct access from number 3 Hwy. through the provision of an access from Oldcastle Rd. at the south west limit of the Site. This access would be within 200' of #3Hwy.  |                  |       |       |
| Site B | The hospital's main entrance could be located facing Lauzon Road which is 600 metres from Lauzon Parkway which is an arterial road. This would give close access to a thoroughfare.   |                  |       |       |
| Site C | The Subject lands have direct access to Walker Road, which is an Arterial Road. It will also have direct access to the new east/west Road that runs along the north of the property. See Figure 21.   |                  |       |       |
| Site D | The facility would be located less than 1/2 kilometer away from County Road 8 and Queens Highway #3, which is a provincial transportation corridor connecting Essex County. In particular it provides connectivity to the entire Essex County Region, as it travels through Windsor, LaSalle, Tecumseh, Lakeshore, Essex, Leamington, and Kingsville. County Road 8 also is a major east/west corridor which provides Regional connectivity between LaSalle, Tecumseh, Essex, Lakeshore, Kingsville and Amherstburg. With the hospital facility being located in the literal centre of the county these two main corridors provide regional access to the entire Windsor-Essex County Region.   |                  |       |       |
| Site E | Consideration of direct potential or established access to an existing highway: Less than 1/2 km from arterial/collector to the subject site.<br>17 (a) The subject site has frontage on both Laurier Parkway and Howard Avenue, which are both arterial roads.<br>17 (b) Promenade Herb Grey Parkway connects with Howard Avenue and the North East limit of the subject site and provides access to and from The City of Windsor, Highway #3 and Highway #401.<br>17 (c) Proposed construction of Howard Business Parkway extending from Laurier Parkway to Howard Avenue will provide frontage on all sides of the subject site. This response is applicable to all three (3) parcels of land that form the subject site.          |                  |       |       |
| Site F | The Site fronts onto both Manning Road, the 401. The Current address of the Site is 5017 Manning Road. As such the site already has an address on an arterial road. The Site also fronts onto the 401. As such the Site is less than 1/2 a km from a highway and an arterial road. The Site also fronts onto collector road Concession Road 12.   |                  |       |       |
| Site G |   |                  |       |       |
| Site H | Consideration of direct potential or established access to an existing highway is EXCELLENT: less than 1/2 a kilometre from the arterial/collector road to the subject site.<br>17.1 The subject lands are adjacent to the E.C. Row and within 0.5 km to Lauzon Parkway, a major arterial road.<br><br>17.2 The subject parcel is within 6 km to the Banwell Road access to Highway 401, a provincially significant, controlled access highway.<br><br>17.3 The high level of access to all major road networks, provide EXCELLENT access to all aspects of the City of Windsor as well as the region within the County of Essex. The subject site has excellent access within 0.5 km to existing highway and arterial road networks. |                  |       |       |

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| Site I | The site is approximately 3 kms (by road) from Hwy 3 (Essex bypass), but would have an address of Talbot Rd N Essex.  |                  |       |       |
| Site J | The site is approximately 3 kms (by road) from Hwy 3 (Essex bypass), but would have an address of Talbot Rd N Essex.  |                  |       |       |
| Site K | As indicated in Figure 1a (attached), the Subject Site directly abuts Walker Road (a 4-lane, Class 2 artery) and is adjacent to the intersection of Walker Road and Seminole Street (a 2-lane, Class 2 Collector). If desired, the new hospital could be oriented to have a Walker Road address.  |                  |       |       |
| Site M | The address of the proposed site is 0 County Road 42, providing direct access (less than 0.5km) to an arterial road. In addition, the proposed site is well-served by higher road classifications: - within 0.5 km of Lauzon Parkway (Class I Arterial), within 2.7 km of EC ROW Expressway (Expressway), Within 7.3 km of Highway 401. Two possible entrances, Walker/Provincial Road (7.3km) and Manning Road (7.9km). The improvements identified in the Lauzon Parkway Environmental Assessment include a new interchange at Lauzon Road and Highway 401 that would be located within 3.5km of the proposed site.   |                  |       |       |
| Site N | The property is on a major arterial road (county road 42) and will have frontage on Lauzon Parkway upon its extension. The site being offered could be expanded to include this frontage.   |                  |       |       |
| Site O | Having an address at 4911 Lauzon Parkway will be a clear identification for any resident, professional, delivery, emergency vehicle and Highway 401 traveler. FOR DETAILS & INSERTS SEE INDEX TAB 17  |                  |       |       |
| Site P | Manning Rd will be the frontage of the site and, as such, this arterial road will form a very recognizable address. Access to the east/west Baseline Rd. allows good flow to and from the City of Windsor and the Sandwich South growth area.<br>SEE TAB 4  |                  |       |       |
| Site Q | Highway 401 access is in close proximity at Walker Road to the West of the proposed Site. Also easily accessible from Hwy #42, #98 and Hwy #3 for county residents  |                  |       |       |
| Site R | The Site has approximately 450 feet (137.2m) of frontage along County Road 20, locally known as Front Road South. This roadway is considered the main thoroughfare through the Municipality, which funnels most traffic coming in and out of the Town of Amherstburg. Being on a major arterial roadway, the site is located in close proximity to other major transportation corridors with easy and convenient access to other local Municipalities. □  |                  |       |       |
| Site S | The proposed development site has frontage on two separate access roadways. The site enjoys frontage and access off of County Rd. 22, also known as the E.C. Row Expressway. This four (4) lane arterial roadway is owned and maintained by the County of Essex. This particular feature of the site makes it an excellent candidate for the proposed development with E.C. Row considered one of the most heavily trafficked roadways within Essex County, connecting many of the different lower-tier municipalities within the County of Essex.<br>The secondary access to the site is off of West Puce Road. This access point would be considered the primary access point for loading/unloading as well as refuse/recycling, visitor parking etc. |                  |       |       |
| Site T | The Site currently has an Ojibway Parkway address, which is an arterial road. The Site has access to Ojibway Parkway via Weaver Rd and it also fronts along Sprucewood Avenue which connects to Ojibway Parkway.  |                  |       |       |
| Site U | Ideally situated  |                  |       |       |

Signature \_\_\_\_\_  
Date \_\_\_\_\_