

WELCOME!

PUBLIC INFORMATION SESSION

DRAFT County Road 42 Corridor
Secondary Plan

Wednesday September 7, 2016

3:00 pm to 5:00

and

6:00 pm to 8:00 pm

Members of the Stantec Team and City of Windsor are available to discuss the DRAFT Secondary Plan with you and answer any question you may have.

PLEASE SIGN IN!

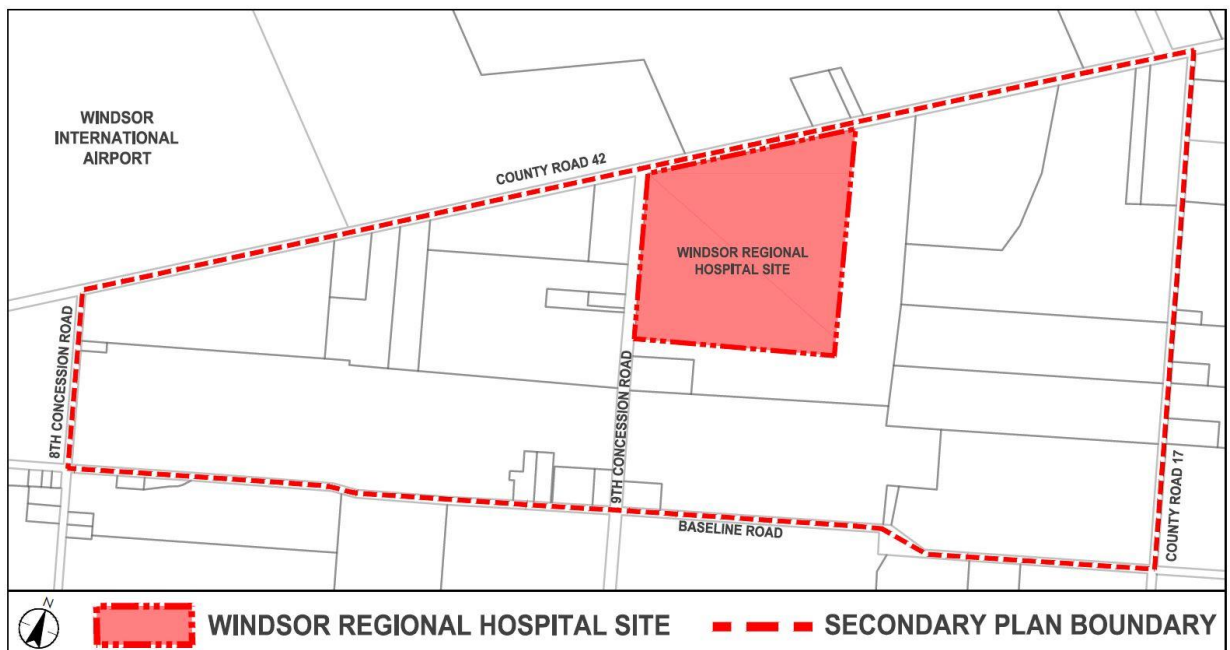
Purpose of this Session:

The purpose of this Public Information Session is to:

- Present background information.
- Present a draft Land Use Concept for the Secondary Plan Area.
- Obtain your input on the draft documents.
- Outline the next steps.

Study Area:

The Study Area includes 221 hectares of land located within the Sandwich South Planning District.



Background:

- The Study Area is part of the 'Transferred Lands' (formerly in the Town of Tecumseh), which were acquired by the City of Windsor in 2002, in order to accommodate future growth.
- In 2014, Windsor Regional Hospital undertook a Site Selection Process for the new Windsor Regional Hospital. The new hospital will serve not only the citizens of Windsor, but also residents of the broader Essex County and beyond.
- The preferred site is located centrally within the Secondary Plan Area.

Purpose of the Secondary Plan:

The Secondary Plan will:

- Provide specific schedules and policies for land use, infrastructure, transportation, environment, urban design.
- Provide more detailed direction beyond the general framework of the City's Official Plan.
- Guide the future development of the Study Area, including the new Windsor Regional Hospital.

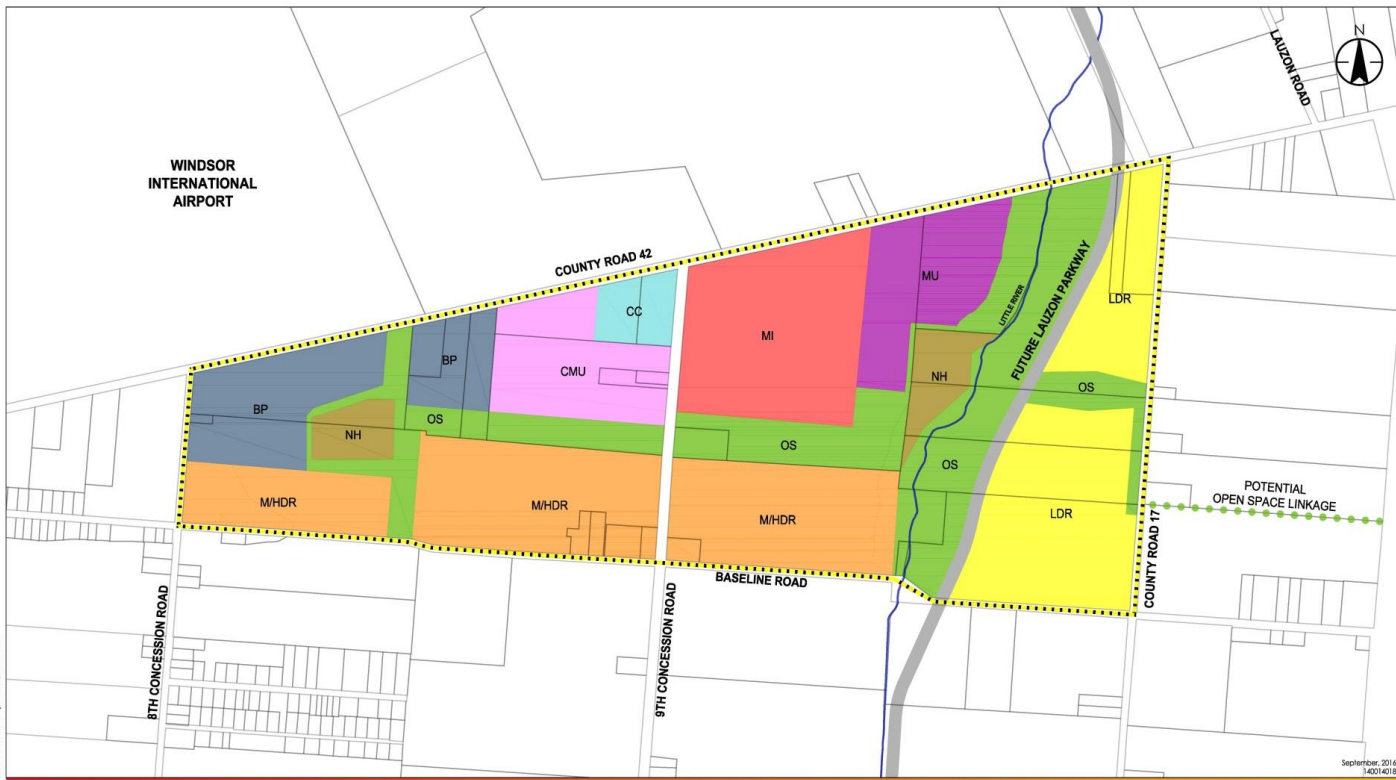
Secondary Plan Goals:

- To provide a process and framework for the future development of a complete community.
- To establish a large scale concept plan showing land use designations.
- To establish a desired transportation network.
- To provide detailed direction on other planning issues such as infrastructure and urban design.

Objectives:

- To designate lands for a mix of commercial, mixed-use, employment, and residential uses.
- To define and protect existing natural heritage features and connections.
- To create a comprehensive transportation network, including the Lauzon Parkway, and its links to the City's broader transportation network.
- To facilitate alternative modes of transportation, pedestrian and cycling connections.
- To create distinct public areas and spaces.
- To achieve a high quality and consistent level of urban design.

Draft Land Use Concept:



Stantec
 600-171 Queens Avenue
 London ON N6A 5J7
 Tel. 519-645-2007
 www.stantec.com

- Legend**
- | | | |
|---------------------------------|-------------------|------------------------------|
| Low Density Residential | Commercial Centre | Secondary Plan Boundary |
| Medium/High Density Residential | Business Park | Proposed Roads |
| Core Mixed Use | Park/Open Space | Potential Open Space Linkage |
| Mixed Use | Natural Heritage | Major Institutional |

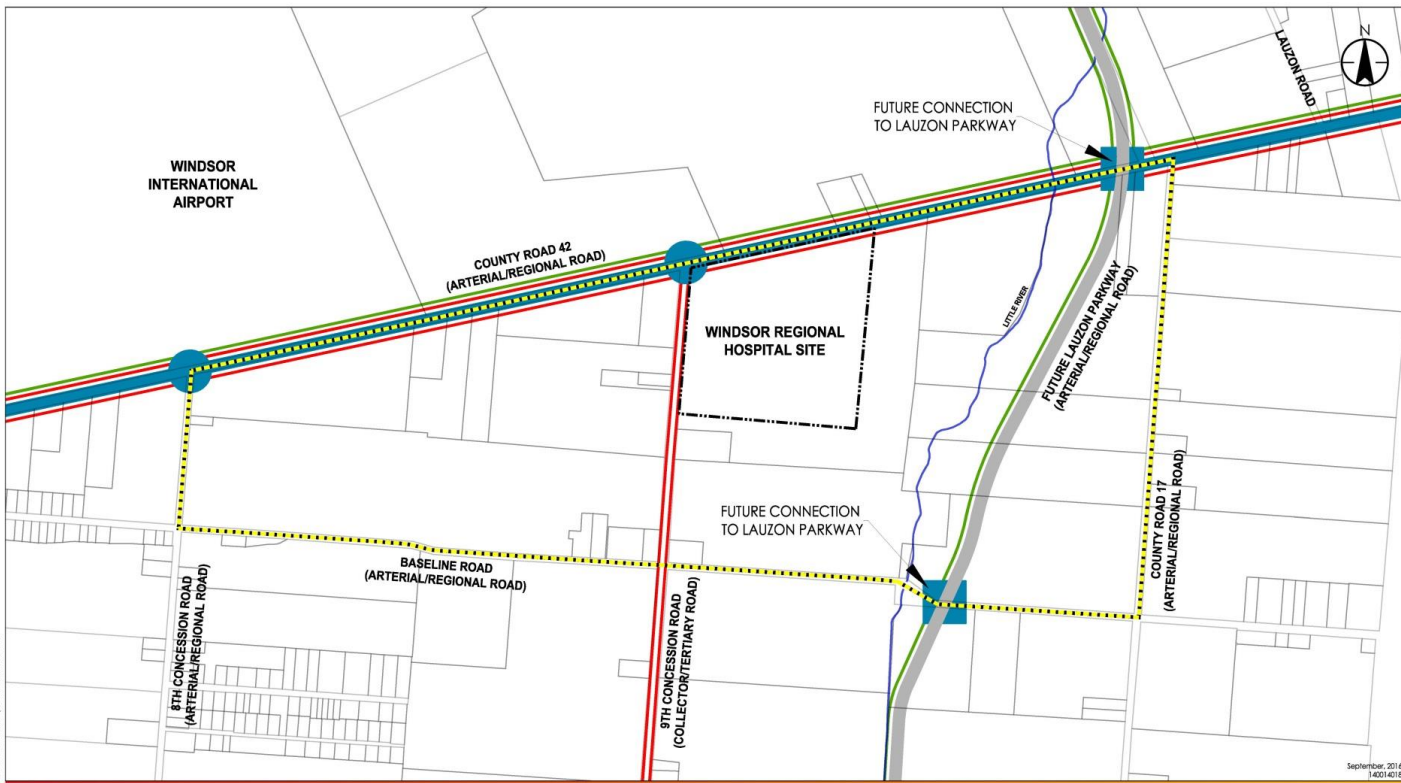
Client/Project
 WINDSOR REGIONAL HOSPITAL
 HOTEL DIEU
 WINDSOR ONTARIO
 Figure No.
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 Title
SCHEDULE A - LAND USE SCHEDULE
DRAFT

September, 2014
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Proposed Land Uses:

- **Natural Heritage:** recognizes and protects natural heritage features that have greater sensitivity or significance and are a constraint to development.
- **Open Space:** includes lands adjacent to natural heritage features and natural linkages, which should be protected from development, but will allow for recreational/leisure uses/facilities.
- **Major Institutional:** will accommodate the new Windsor Regional Hospital and secondary uses, such as a pharmacy, medical offices, and restaurants.
- **Core Mixed-Use:** will integrate a mix of compatible uses, such as retail, office, minor institutional, and residential. Residential uses will only be permitted above-grade, to contribute to a main-street environment.
- **Mixed-Use:** will provide for a mix of uses that are related to the adjacent Windsor Regional Hospital site, such as business and professional offices, long-term care facilities, and day cares.
- **Commercial:** will provide for retail and commercial uses (including restaurants and banks) to serve local residents, employees, or visitors.
- **Business Park:** will provide for business uses, such as research, development, and offices. It will also provide for industrial uses that do not require outdoor storage and do not create noise, dust, vibration, or odour.
- **Low Density Residential:** will contribute to the City's residential land supply and provide for low-profile dwellings, including single-detached, semi-detached, and townhouse units.
- **Medium/High Density Residential:** will also contribute to the residential land supply and accommodate medium and higher profile dwellings, such as townhouse units, multiple unit dwellings, and low-rise apartments.

Internal Transportation Network (Existing and Proposed):



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Legend

- Proposed New Roads
- Proposed Road Improvements
- Proposed New Road Connection
- Proposed Roundabout Connection
- Secondary Plan Boundary
- Proposed Windsor Regional Hospital Site
- Proposed Multi-use Trail
- Proposed Bike Lanes

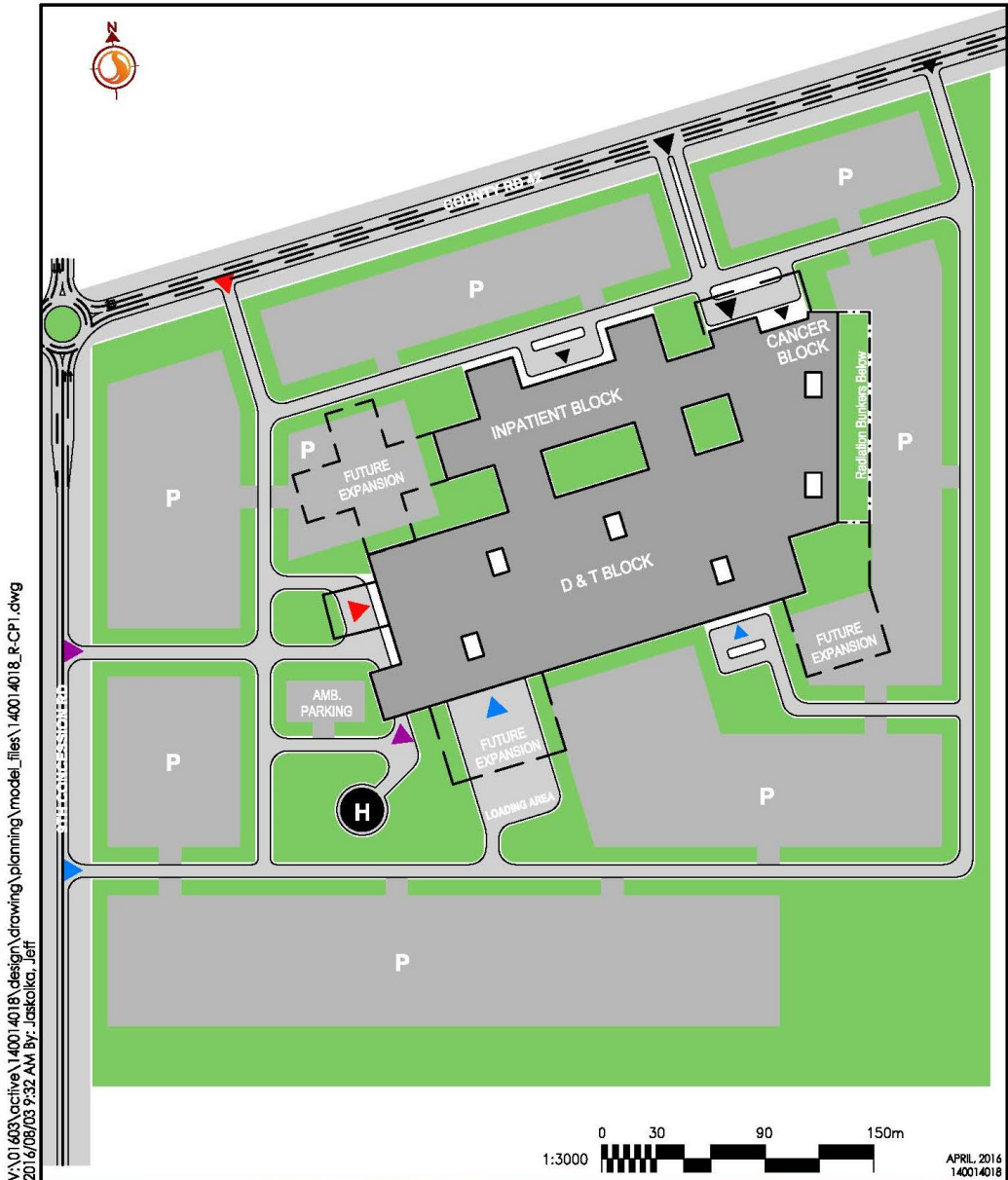
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SCHEDULE C - TRANSPORTATION SYSTEMS
DRAFT

September, 2014
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Conceptual Site Plan:

- A Conceptual Site Plan has been prepared for the new Windsor Regional Hospital :



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Legend

- ▶ PUBLIC ENTRANCE
- ▶ WALK-IN ENTRANCE
- ▶ AMBULANCE ENTRANCE
- ▶ SERVICE ENTRANCE

Client/Project

WINDSOR REGIONAL HOSPITAL
NEW WINDSOR / ESSEX HOSPITAL
WINDSOR, ON

Figure No.

7

Title

CONCEPTUAL SITE PLAN

Next Steps:

- Revisions to the Draft Secondary Plan and Land Use Concept may be required, based on the input received.
- A revised Secondary Plan will be made available after this process.
- A Public Meeting will be held as mandated by the Planning Act (Planning, Heritage & Economic Development Standing Committee).
- The final proposed Secondary Plan and site specific rezoning will be presented to Council at a later date.

We want your input:

Please complete a Comment Form and submit it before you go.

Alternatively, you may provide written comments to:

Ms. Nancy Reid, MES, MCIP, RPP
Senior Planner, Community Development
Stantec Consulting Ltd.
100-300 Hagey Boulevard Waterloo
ON N2L 0A4
Email: Nancy.Reid@stantec.com