

Date: February 2018



Official Plan & Zoning Submission for New Acute Hospital

Windsor Regional Hospital has submitted applications to the City of Windsor requesting secondary plan amendment to the City's Official Plan and an amendment to the Zoning By-law. This is a City of Windsor requirement and is needed to continue with the planning for a new state-of-the-art, acute care hospital at County Rd. 42 and the 9th Concession.

Executive Summary

- The Secondary Plan and rezoning process is a City of Windsor requirement and is necessary to proceed with the new hospital.
- The purpose of this exercise is to determine how the area around the hospital will develop over the next 30 years and beyond, and how the new hospital can be accommodated on the site. This is not an exercise to determine where the new hospital should go. That discussion is over.

- The area included in the Secondary Plan was part of a larger area transferred to the City in 2003 for future growth. In anticipation of development in this area, the City has since initiated studies such as the Upper Little River EA and the Lauzon Parkway EA. The Secondary Plan builds on that work.
- The applications were prepared for Windsor Regional Hospital, by MHBC planning with support from Wood Bull LLP and contributions from other consultants regarding technical matters.
- The complete applications will be available online once it has been deemed complete by the City.
- The City will schedule a Public Meeting to give members of the public an opportunity to share feedback before the submission goes to City Council.

About the submission

The location selected for the new acute care hospital is part of the land transferred from the Town of Tecumseh to the City of Windsor in 2003 to accommodate future growth. The City's current land use planning policies required the hospital to prepare a Secondary Plan prior to development proceeding in this area.

The submission was prepared by MHBC Planning for Windsor Regional Hospital, with support from Wood Bull LLP and contributions from other firms including Lea Consulting, Dillion Consulting and Stantec. In anticipation of development in the area, the City initiated several studies of the area including the Upper Little River Watershed Master Drainage and Stormwater Management Plan Environmental Assessment (Upper Little River EA) and the Lauzon Parkway Improvement Environmental Assessment (Lauzon Parkway EA). The Secondary Plan re-enforces and builds upon all the work done to date in this multi-year planning process that began following the transfer of lands to the City of Windsor.

Preparation of the Secondary Plan has followed an extensive public consultation program that has gone beyond what is required under the *Planning Act*. This included two public consultation sessions (September 2016 and July 2017), a workshop with individuals or groups who own property within the Secondary Plan area (June 2017) and on-going dialogue with stakeholders and the community. An additional public meeting, pursuant to the *Planning Act*, will be held this spring.



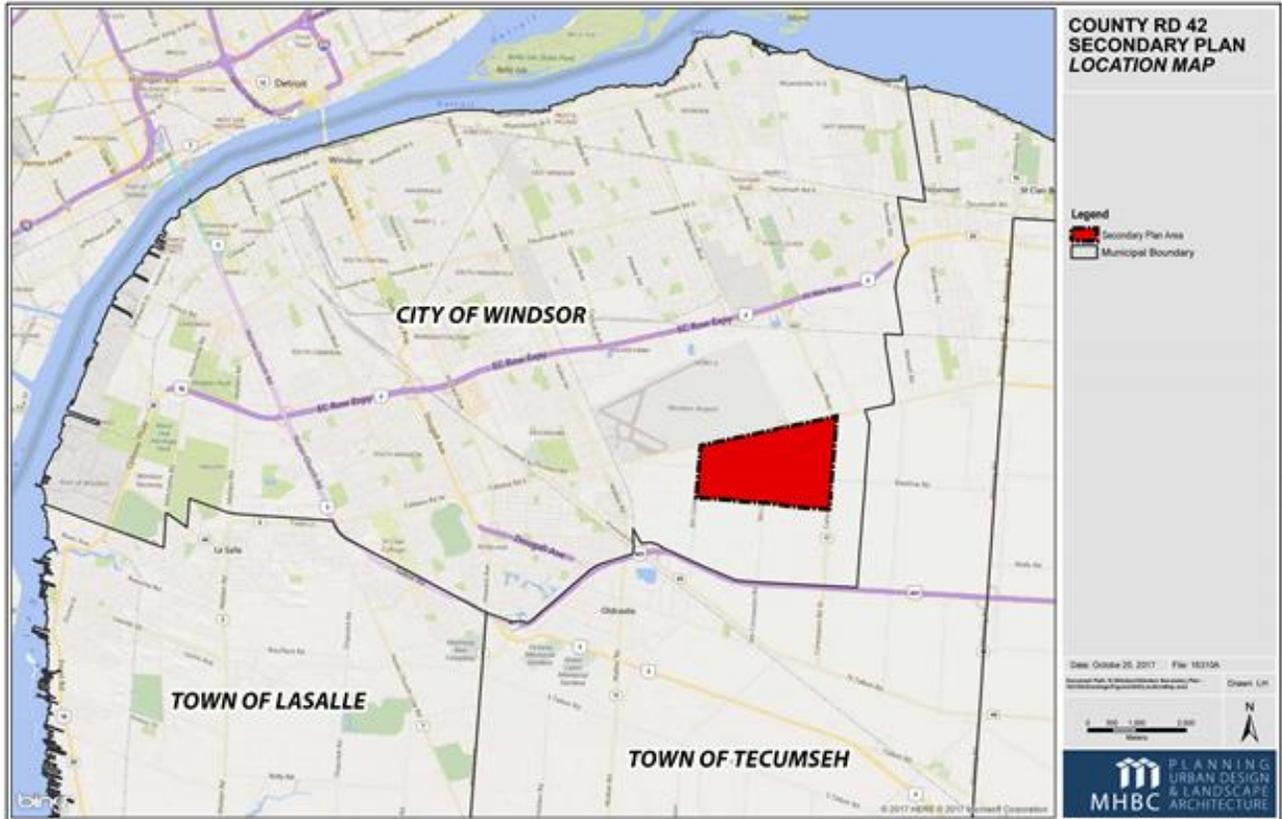
It is important to note that this discussion is not about whether or not this is the right location for a new hospital. That decision has been made. This discussion is about how the area around the new hospital will develop over the next 10, 20 and 30 years.

The County Rd. 42 Secondary Plan

The Secondary Plan provides direction for the development of the Secondary Plan area. It will ensure that development of the hospital site is considered holistically within a broader land use planning context for the area. The required Secondary Plan addresses the need for a mix of supporting and complementary uses and will guide development in the area surrounding the new hospital.

The Secondary Plan area is bounded, in general terms, by the north half of Lot 15, Concessions 8, 9 and 10 to the south; County Road 42 and the Windsor International Airport to the north; Concession Road 8 to the west; County Road 17 to the east.





The Secondary Plan:

- ✓ Has been prepared in a manner consistent with Provincial policies and guidelines.
- ✓ Is supported by an analysis of the need to designate additional land to accommodate growth to the year 2036.
- ✓ Contains policies that will encourage the development of a complete community in the Secondary Plan area with a range and mix of housing, open space and recreation, employment lands, commercial and institutional uses.
- ✓ Identifies a phased approach to development that will accommodate the City’s future needs for residential and employment uses to the year 2036.
- ✓ Will ensure that the extension of municipal infrastructure to the Secondary Plan area will be done efficiently.

Along with the Secondary Plan, the submission also includes the following studies:



- ✓ County Road 42 Secondary Plan Background Study;
- ✓ Planning Justification Report - Zoning By-law Amendment ;
- ✓ County Road 42 Secondary Plan - Transportation Background Study;
- ✓ Windsor Regional Hospital - Transportation Impact Study;
- ✓ County Road 42 Secondary Plan Area - Servicing Background Investigation Study;
- ✓ Proposed Windsor Regional Hospital - Site Servicing Background Investigation Study;
- ✓ Natural Heritage Characterization Report - County Road 42 Secondary Plan; and
- ✓ Environmental Evaluation Letter Report for Windsor Regional Hospital Site.

Once the City deems the application complete, a copy of the applications and supporting reports will be made available online.

Background on County Rd. 42 Secondary Plan area

In 2003, the City of Windsor acquired approximately 2,500 hectares of land, located generally south and east of the Windsor International Airport, in order to provide sufficient land to accommodate future growth. The acquisition of these lands by the City was followed by the Windsor Annexed Lands Master Planning Study which was initiated in 2003. The final report was adopted by Council on October 23, 2006, with direction to prepare an Official Plan Amendment based on the results of the Master Planning Study and the preferred land use concept.

In April 2007, the City of Windsor adopted Official Plan Amendment #60 (OPA #60). OPA #60 was approved by the Ontario Municipal Board in October 2007. OPA #60 provides general land use designations and development phasing but recognizes that the details of future development will be established through the preparation of more detailed secondary plans.

A portion of the transferred lands has already been subject to a secondary plan process. The East Pelton Secondary Plan (Official Plan Amendment #74) was approved to accommodate the Provincial Detention Facility. Similar to the East Pelton Secondary Plan, the Secondary Plan has been initiated as a result of the demand for a major institutional use: the new regional acute care hospital.



Next Steps

Within 30 days following the submission, the City will advise whether the applications are complete or whether any additional information is required. Once the applications have been deemed complete, the City will give public notice that the applications have been submitted. Once this happens, the submission will be made available online.

The City planners will review the applications and prepare a report with recommendations. The City will also schedule a Public Meeting at the Planning Heritage & Economic Development Standing Committee (PHEDSC). Members of the public will have an opportunity to provide feedback at the statutory Public Meeting. After considering the City planning report and the presentations from the public, the PHEDSC will make a recommendation to Council. City Council may hear further public input and will make a decision on the applications. This could happen as early as June of this year.

