

**CRITERIA # 12 Neighbourhood Compatibility**  
**Weight: 3**

**Assessment Definition:** The image of the hospital and the acceptance of the community are important parameters in acceptance of the hospital in the community. The Facility and location must present a welcoming public image from the point of health care access. The site must be located in an area where the hospital would be compatible with existing uses, now and within future policy directions.

**Scale Factors:** The Facility must be in an area that is compatible with hospital uses.

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	Vendor Response	Stantec Response	Notes	Scale
Site A	The existing adjacent uses are primarily residential, agricultural and institutional (Cioclaro Club). Industrial/Commercial lands exist west of the Chrysler Greenway and north of North Talbot Road. The area adjacent to the Site maintains a community feel due to the predominantly residential, agricultural and institutional uses existing in the area. This area has historically been the centre of the Village of Oldcastle and the former Township of Sandwich South. Weston Park and the Cioclaro Club now serve to anchor the village, with the residential areas serving to enhance the neighbourhood feel. The surrounding area contains significant open spaces, golf courses, churches, garden centres and green spaces. A hospital in Oldcastle would enhance the sustainability of the community and integrate well into the present and future land uses. Accordingly a hospital use on this Site would be highly compatible with present and future land uses. See Attachment 12.			
Site B	The current neighbourhood uses are a mix of residential and commercial office, & retail. The surrounding area has a wide variety of establishments including long term health care homes, hospices, banks, gas stations, grocery stores, restaurants, sports bars, fast food restaurants, funeral homes, malls, plazas, home & garden stores, day care nurseries, clubs and the WFCU Centre. The Hospital would be compatible with the existing uses now and within future policy directions. In addition, this Site would present a welcoming public image from the point of health care access.			
Site C	The immediately adjacent land uses include primarily agricultural lands, with the exception of two institutional land uses (the Windsor Christian Fellowship, and South West Detention Centre) and one recreation, open space use (the Croatian National Sports Club). To the south, the lands about the ramps of the Highway 401 interchange. Other land uses in the vicinity of the site include the Windsor International Airport to the north, commercial (west), residential (further west), business park/light industrial (south), and agricultural (east and north) See Figure 12. The surrounding land uses are a less sensitive land use than residential as a neighbouring use for a major institution.			
Site D	The subject lands are located on the perimeter of Essex Centre, immediately east of the Queens Highway 3 and south of County Road 8 (Maldstone Avenue West) thereby providing easy access to Windsor and other parts of Essex County. Abutting to the south is a future trail system, and to the east is a fully developed small industrial park. South of the future trail is an existing mobile home park. Immediately north of the subject lands are existing fast food restaurants, a Canadian Tire store and vacant lands. The commercially-zoned vacant lands at the corner of Highway 3 and County Road 8 (Maldstone Avenue West) permit highway commercial uses including restaurant, hotel and motel uses. Another vacant lot, located immediately west of the existing Canadian Tire store, permits a wide range of highway commercial uses, including offices, restaurants and retail stores. To the north, across Maldstone Avenue West, is a large tract of vacant land, which is located within the Town of Lakeshore. A hospital and other related institutional uses would be compatible with the surrounding uses in this area. As previously mentioned, the large size of this site provides opportunities for generous onsite setbacks, buffering and landscaping. The close proximity of the future trail system would provide employees and visitors with the opportunity to use the trail for recreational purposes as well as to access downtown Essex Centre. Vehicular access to the site will be from Maldstone Avenue West, which is a County Road, meant to handle large amounts of traffic.			
Site E	The proposed facility will be located in an area that is highly compatible with the proposed hospital use. 12 (a) The site is situated in the Howard Planning District. The adjacent lands are presently agricultural, however, we are presently in discussions with the Town of LaSalle to identify the location of parks, land uses for residential, commercial, school site, etc. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	The neighbourhood is zoned agricultural holding, but is comprised mostly of small hobby farms with small outputs. As such the neighbourhood around the Site can be developed into a perfect medical campus area, with significant room for expansion for businesses allied to the Hospital use such as nursing homes, medical, research, pharmaceutical companies, etc.			

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<b>Site G</b>				
<b>Site H</b>	<p>The proposed hospital facility will be located in a neighbourhood that is HIGHLY COMPATIBLE with the proposed hospital campus use.</p> <p>12.1 Land Use within the neighbourhood:</p> <p>a) NORTH - 2 km to the north - Forest Glade residential</p> <p>- institutional uses (church's, schools, etc.)</p> <p>b) SOUTH - adjacent lands to the south are agriculture</p> <p>c) EAST - future residential;</p> <p>- commercial lands;</p> <p>d) WEST - adjacent agriculture;</p> <p>- vacant employment lands are adjacent for 2 km.</p> <p>12.2 The hospital facility and the hospital campus will compliment the existing employment, residential and commercial uses existing within the neighbourhood. Hospital facility uses and those secondary uses within the hospital campus facility are HIGHLY COMPATIBLE with the neighbourhood.</p>			
<b>Site I</b>	<p>Currently, the Site is located in a residential, commercial and agricultural setting on the fringe of the Town of Essex. Lands immediately to the north and west are designated as Agriculture. Commercial businesses are located immediately east of the Site.</p>			

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<b>Site J</b>	Currently, the Site is located in a residential, commercial and agricultural setting on the fringe of the Town of Essex. Lands immediately to the north and west are designated as Agriculture, commercial businesses are located immediately west and east of the Site. □			
<b>Site K</b>	The Subject Site is located on a large, vacant industrial property within a well-established residential neighbourhood with adjacent commercial and industrial uses along Walker Road. It is anticipated that the location of a hospital at this site would be welcomed by the neighbourhood since: - the redevelopment of a large, vacant industrial brownfield property into a publicly-accessible, landscaped institution would be expected to significantly improve the image and property values of the surrounding neighbourhood; - the site is located within an area that is well accustomed to the advantages and disadvantages of having a hospital nearby; - the existing amenities that have developed in close proximity to the Met Campus of WRH would experience a minimum of disruption by the relocation of WRH to a site less than 1km away.			
<b>Site M</b>	The proposed site is located in an undeveloped area that is zoned for institutional uses. Beyond this site there are lands reserved for open space and woodlot areas to the south, east and west. The woodlots are intended to remain. There is a clear and positive relationship between health/healing/recovery and the surrounding woodlots. The opportunity for walking trails around the campus and along the existing woodlots is desirable. Undeveloped lands to the north and west are proposed to be used for a solar farm.			
<b>Site N</b>	The area is currently undeveloped. The official plan calls for the immediate area to be employment lands to the north and residential to the south.			
<b>Site O</b>	At present the land is very close to other developing areas but not too close to not allow proper development to take place around it. The desired image can be molded to fit the Hospital's criteria for ancillary allied services to be effective and at the same time enjoy the proximity to existing commercial & residential areas FOR DETAILS & INSERTS SEE INDEX TAB 12			
<b>Site P</b>	The adjacent lands are primarily agricultural farmland. Future policy of Tecumseh designates the land to the south of this property as Highway Service Commercial which will provide services and amenities to the area SEE TAB 4			
<b>Site Q</b>	This area could be a provincial hub given that to the south is the Site of the new Provincial Southwest Detention Centre.			
<b>Site R</b>	The existing adjacent neighbourhood uses are mainly residential with some commercial spaces as well. The expected use in the future should remain the same with an increase both residential and commercial developments in the surrounding areas. With our Site located on the edge of the Town's limits, we find it advantageous in terms of ease of access from other surrounding municipalities. □			
<b>Site S</b>	The existing adjacent neighbourhood uses are mainly agricultural with some residential areas as well. The expected use in the future should remain the same with the possibility of an increase in residential developments in the surrounding areas. So where the Official Plan designates this area as Urban Reserve, the town of Lakeshore has always envisioned this area as one used to develop and expand with residential, commercial and employment lands uses. It is quite likely that over time this area will be fully built out and attract other users county-wide.			
<b>Site T</b>	The existing adjacent uses are commercial in nature and the hospital would be compatible and accepted among these uses. In the immediate vicinity of the Site are a McDonald's, Tim Horton's, Brews and Cues restaurant and a Shell gas station. The Site is also surrounded by a golf course to the south of the Site and protected green space (the Tom Joy Woods and the Ojibway Nature Reserve) to the north. It is anticipated that there may be big box commercial on the lands to the west of the Site but this is pending. The Site is ideally situated for the purposes of an acute care hospital.			
<b>Site U</b>	Compatible			

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Signature \_\_\_\_\_

Date \_\_\_\_\_