

CRITERIA # 14 Visibility
Weight: 2

Assessment Definition: The Facility must have good visibility from major thoroughfares.

Scale Factors: Potential for a significant portion of main hospital building to be visible from Highway

- "10": Excellent potential
- "7": Good potential
- "5": Fair potential
- "3": Minimal potential
- "1": Limited potential

	Vendor Response	Stanec Response	Notes	Scale
Site A	The Site has frontage on Oldcastle Rd. and #3 Hwy. There is limited frontage along #3 Hwy. (30'), however, the adjacent parcel that fronts on #3 Hwy. (see figure 4A of Attachment 4) is restrained by shape, zoning and its proximity to #3 Hwy. (which is a controlled access highway), to such a degree that the probability of it being other than vacant land is minimal. 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 placement of the hospital on the south west corner of the site could also insure maximum visibility from #3 Hwy. given that the Oldcastle Side Road, the Chrysler Canada Greenway and #3 Hwy. converge at this location. In any case a view of the hospital when approaching the site from #3 Hwy is inevitable and the potential for a significant portion of the main hospital being visible from #3 Hwy. is excellent. See Attachment 14.			
Site B	The Site is located on the corner of McHugh Street and Lauzon Road which is a Class 1 Collective road, and runs in a north-south direction connecting to Lauzon Parkway which is a Class 1 Arterial Road and critical link to E.C. Row Expressway, E.C. Row Expressway, runs in an east-west direction. The Site has good visibility and accessibility. Please see attached Schedule "c".			
Site C	The subject site is located along the 401 at the interchange for the Provincial Road/Walker Road. There are no large buildings or vegetation that would obstruct the view of the hospital. It is highly visible from the surrounding area road network, existing and planned.			
Site D	This site has excellent potential for a significant portion of the main hospital to be visible from the Queens Highway #3. It would also be readily visible from County Road 8.			
Site E	The subject property has EXCELLENT potential for a significant portion of the main hospital to be visible from the highway. 14 (a) The new hospital facility would be visible from Howard Avenue and Laurier Parkway (major arterial roads) as well as highly visible from Highway 401/Highway #3 round-about. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F				
Site G				

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Site H	<p>The subject property has EXCELLENT potential for a significant portion of the main hospital building to be visible from E.C. Row, Lauzon Parkway and Highway 401.</p> <p>14.1 The subject property is a gateway property into the City of Windsor while maintaining the physical connection to the rural areas of the County.</p> <p>14.2 Please refer to attached map showing Schedule G.</p> <p>14.3 The new hospital facility will be visible from Banwell Road, a major arterial road, while highly visible from Highway 401 and Lauzon Parkway.</p> <p>The subject site will provide the hospital building and the associated campus with a highly visible property that is a gateway between the City of Windsor and the rural area of the County of Essex.</p>			
Site I	Visibility to the Facility would be from County Rd 34 and N. Talbot Rd.			
Site J	Visibility to the Facility would be from County Rd 34 to the North, and Highway 3 (Essex By-Pass to the South).			
Site K	A new hospital facility on the Subject Site would front and be directly visible from Walker Road - a Class 2 artery for the City of Windsor. The facility could also be oriented to be readily visible to traffic approaching from Seminole Street, a Class 2 collector. Visibility from Tecumseh Road East (a Class 1 artery) would depend upon the height of the new facility. The general sightlines to the site from the surrounding road network are depicted in Figure 6 (attached).			
Site M	The location of a multi-storey hospital campus in this area would be highly visible from the surrounding area and major thoroughfares. Excellent visibility will be achieved, given that the surrounding areas are largely undeveloped and sight lines to the facility will not be obstructed. Buildings that currently exist in the surrounding area are only 1 or 2 storeys in height which would suggest that they will not block view corridors to the proposed hospital.			
Site N	The hospital will be visible from County rd. 42 and Lauzon pkwy.			
Site O	The site fronts on the McDonald Cartier Freeway (Highway 401) & future Lauzon Parkway extension. FOR DETAILS & INSERTS SEE INDEX TAB 14			
Site P	Manning Rd is the main north/south arterial for traffic from 401 travelling to Lakeshore/Tecumseh & Riverside. Baseline Rd connects westerly to County Rd. 42 directly at Windsor Airport.			
Site Q	The Site immediately abuts Hwy 401 at the 8th Concession. Added visibility given nearby state of the art jail			
Site R	Our Site has frontage along Front Road, located at the southern gateway to downtown Amherstburg - a highly visible main thoroughfare through the Municipality.			

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Site S	With our Site located on the corner of County Rd. 22 (extension of EC Row East) and Wallace Line Road, a hospital facility would achieve high visibility from adjacent thoroughfares. Due to the anticipated growth along the north shore of Essex County, the province of Ontario has already begun to widen and upgrade County Rd. 22 between Lakeshore and Patillo roads. With the recent emergence of major commercial, residential and industrial development in the area directly surrounding our proposed site, the facility would have high visibility from major thoroughfares.			
Site T	The Site is visible from Ojibway Parkway which is a major thoroughfare.			
Site U	Excellent visibility: Walker Road & EC Row			

Signature _____

Date _____