

**CRITERIA # 30 Wind  
Weight: 2**

**Assessment Definition:** The user access area should be free of downward draft from adjacent buildings or structures. Avoidance of north entrances which offer little winter sunlight, and exposure to cold northern winds. The site must also consider any required setbacks from existing wind farms.

**Scale Factors:** Impact of local conditions:

- "10": Low Impact
- "7": Little Impact
- "5": Moderate Impact
- "3": High Impact
- "0": Significant Impact

	Vendor Response	Stantec Response	Notes	Scale
<b>Site A</b>	There are no adjacent tall buildings. The siting of the hospital to maximize the use of sunlight and to protect the entrances from northern exposures is unrestricted. The impact of local conditions on wind exposure to the Site would be considered to be low.			
<b>Site B</b>	The only building which may impact the wind or obstruction of sun is the WFCU Sports Complex building which is located on the east side of the Site. Subject to the location of the Hospital, there could possibly be no obstructions at all. There are no wind farms in the surrounding area to the Site.			
<b>Site C</b>	There are no buildings or trees in the surrounding area that would affect wind patterns or obstruct sunlight on the subject lands.			
<b>Site D</b>	The proposed site is a blank site having few structures nearby and would not be adversely affected by downdrafts . As the site far exceeds the minimum size requirement , the situation of the structures upon the lands can be such to avoid north entrances and can allow the maximum exposure to sunlight. Any new buildings constructed on the subject lands can be designed to maximize winter sunlight and summer shade and to minimize exposure to cold winds through the site plan control process. The site is large, thus providing the opportunity to design the hospital to accommodate our local climate. There are 5 commercial grade wind turbines located to the south and southwest of the subject lands , however, the closest turbine is approximately 1,560 metres (5,118 feet) from the closest point of the subject lands (southwest corner). Under the Town's Zoning Bylaw , a minimum setback of 550 metres (1805 feet) is required between a sensitive land use (such as a hospital, dwelling, etc .) and a commercial grade wind turbine .			
<b>Site E</b>	The subject site does not have any adjacent buildings, structures, or wind farms. This response is applicable to all three (3) parcels of land that form the subject site.			
<b>Site F</b>	There are no buildings close to the Site that are large enough to affect sunlight or wind patterns of the Site. There are no wind turbines in close proximity to the Site. Please See Tab "20"-Zoomed Out Google Earth View of the Site.			
<b>Site G</b>				
<b>Site H</b>	The subject site does not have any adjacent buildings, structures or activities to impact the subject lands: there ARE NO DOWNWARD DRAFTS OR WIND IMPACTS from existing structures on adjacent properties.			
<b>Site I</b>	The Site is free of adjacent buildings and structures that would affect wind patterns or obstruct light. A nearby wind farm is located approx. 1.5 kms from the intended Site.			
<b>Site J</b>	The Site is free of adjacent buildings and structures that would affect wind patterns or obstruct light. A nearby wind farm is located approx. 1.9 kms from the intended Site.			
<b>Site K</b>	The Subject Site is set well away from any large buildings or structures that could have a significant effect on wind or sunlight conditions - with the possible exception of the other half of the former GM building, located on the east side of Walker Road. The site is already oriented such that a north entrance would be the least desirable access point for the public.			
<b>Site M</b>	As indicated on the draft survey, there are no adjacent buildings or structures located in the immediate vicinity of the proposed site. Buildings that currently exist in the surrounding area are only 1 or 2 storeys in height which would suggest that they will not have an impact on wind patterns or sunlight.			
<b>Site N</b>	There are no other structures.			
<b>Site O</b>	None exist to date and the planning for future uses can be regulated to avoid interference in the future: FOR DETAILS & INSERTS SEE INDEX TAB 30			
<b>Site P</b>	There are no buildings or structures on or adjacent to the site that would impact wind patterns. No wind farms exist that would impede development in any way.			
<b>Site Q</b>	No wind issue. Development of new jail across the 8th Concession from the site. No wind projects currently in the area or planned.			
<b>Site R</b>	The propose site is adjacent to residential areas on the north and west side and agricultural areas on the south and east side. This will allow user access to remain free of downward draft from adjacent buildings and structures. Entrances to the north can be avoided by using County Road 20 to the west as the main point of entry to the facility. No setbacks from existing wind farms are anticipated as there are none in the immediate area surrounding the site.			

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<b>Site S</b>	The propose site is adjacent to agricultural lands on all sides except along western boundary of the site is residential. This will allow user access to remain free of downward draft from adjacent buildings and structures. Entrances to the north can be avoided by using West Puce Road to the west as the main point of entry to the facility. No setbacks from existing wind farms are anticipated as there are none in the immediate area surrounding the site.			
<b>Site T</b>	There are currently vacant structures on the Site that it is anticipated would be removed prior to completion of the land sale for the acute care hospital purposes. There are no buildings or structures on the Site or any lands adjacent to the Site that would impact wind patterns. No wind farms exist that would impede development in any way.			
<b>Site U</b>	No response provided			

Signature \_\_\_\_\_

Date \_\_\_\_\_