

1.50.04 Councilor Holt:

I move to refer the County Rd 42 secondary plan back to administration until a comprehensive residential intensification and redevelopment capacity analysis is completed as well as an impact analysis is conducted to determine the impact of implementing the WRH plan on Windsor's established settlement area. I'm putting forward this motion because I honestly do not believe council has enough information before them to make an informed decision for the best long-term plan for the citizens of this city. We have no clue what the effect of this will be on the economy of the city.

Our infrastructure deficit is bordering on \$1 billion and we cannot even afford to fix the infrastructure we have. Council recently approved a 10 year worth \$89.3 million to address flooding in one section of the city and it does not even address other neighborhoods that are afflicted with chronic flooding. County Rd 42 secondary plan fully built out comes with a price tag that is equal to our current infrastructure deficit. Ninety-two per cent of all clinics, labs and private doctors' offices are located north of the expressway to be located in close proximity to the hospitals. There's a serious threat that they will move when the hospital plays this out but relocate to Tecumseh with lower ... What will be the effect on Windsor's property tax base after the double whammy of decreased property values in the core combined with the loss of those institutional medical property owners to a neighboring municipality? We have no clue what the effect will be on our health. By approving the secondary plan prior to fully analyzing our infill and intensification potential virtually guarantees a future of auto dependency and the health ills that accompany that lack of transportation choice.

Our community energy plan states that transportation constitutes 26% of total energy consumption and 36% of total greenhouse gas emissions, and that is before relocating key infrastructure on a green field site that was up until recently, another municipality. Our most vulnerable population who needs access to health care will be the ones furthest from it with the most tenuous transportation options. We also have no clue of what's possible in the Core of the city. We have not implemented the official plan required requirements that would legislate a healthy core. We are starting to see the possibilities with the success of the downtown CIP that we're about to kneecap that success with this plan. We are on the verge of something that is remarkable downtown and by moving forward with this plan by removing the key infrastructure that will keep people downtown, we will be undermining that. I think this is the wrong way forward at the worst possible time.

I want to sign off that we got many, many, many letters from numerous organizations, new urbanism, Shawn Micallef, Windsor ex-pat writer for the Toronto Star on civic issues, he teaches, as well as Greenberg Consultants Inc. Ken Greenberg is world renowned principal and writer on urban issues and he's got one paragraph here that I think speaks to the future of the city that everybody here spoke to. The people here spoke to the future and we saw residents by the droves lining up to speak to the future that is possible within the city of Windsor. We did not see a lot of citizens coming to speak to the opposite. So what Mr. Greenberg wrote is the real and tangible benefits associated with the location closer to the core of the city are in line with the big shift underway and how we think about city building and the increasing need for 21st century health care institutions to be connected in mixed used transit oriented walkable urban settings. This contemporary thinking has also reflected in provincial policy RE community hubs. We are rapidly moving away from segregated land uses and this happens, major healthcare institutions are forming mutually beneficial symbiotic relationships with their host cities and their towns creating distinct areas of mutual benefit. That's the future of successful municipalities. The future of successful municipalities is partnering with healthcare institutions, with these teaching places and leveraging that within their urban core, and were doing the opposite.

It should be no surprise to everybody that I am opposing this. I've been steadfast in that since before I was elected. I hope that my fellow planning committee members see fit to get more information on this. Let's find out about intensification and infill targets. Let's create those things. Let's create the downtown and the core of this city that we know we can do because we're seeing it. We are seeing it happen with the downtown enhancement strategy and CIP that we all around the table voted to extend to all the BIAs in the area. There was a list at the planning committee meeting a level before this about all financial incentives that were putting into reviving the core of the city. This is infrastructure that we've already bought and paid for generations over. This is where people live. This is the highest population density. People need to be around and have access to the amenities that make urban life wonderful. And urban life is wonderful as long as we provide for it as a municipality and this steps away from that so for those reasons, I move that motion.