



MEDIA RELEASE

August 24, 2016

For immediate release

APPLICATION MADE FOR ZONING AND OFFICIAL PLAN AMENDMENTS

Next steps taken in development of the new Windsor-Essex Hospitals System

WINDSOR – In order to continue with the planning for a new state-of-the-art, acute care hospital at County Rd. 42 and the 9th Concession, Windsor Regional Hospital has submitted an application to the City of Windsor, requesting an amendment to the city’s Official Plan and Zoning By-laws.

“This is the natural next step to ensure we can proceed with the planning process when the Ministry of Health and Long-Term Care gives approval to move to the next stage” says Windsor Regional Hospital President and CEO David Musyj. “The hospital site has been selected, Windsor City Council and Essex County Council have committed to cover the local share of the project, and this is the next step required before we can start designing the new hospital.”

The property is part of land transferred to the City of Windsor in 2002 to accommodate future growth. The hospital is requesting the property be rezoned as “major institutional” to accommodate the new regional hospital that will serve as an anchor for the proposed new Windsor-Essex Hospitals System.

“This zoning change process is routine in developments of this nature; it is similar to what would have been required for many of the sites proposed for a new hospital and definitely for both of the short-listed sites,” says Musyj.

In addition, a Secondary Plan is being undertaken for the surrounding area to ensure that the development of the new Windsor Regional Hospital site is considered holistically within a broader land use planning context for the area. This will address the need for a mix of supporting and complementary uses, and to ensure that future community partners are considered. Secondary plans are used as guides for development or redevelopment in specific neighborhoods or planning districts. Of the sites considered for the new hospital, several would have required a secondary plan or a secondary plan amendment, including both of the short-listed sites.

This Secondary Plan applies to approximately 221 hectares of land within an area bounded by County Road 42 to the north, County Road 17 to the east, Baseline Road to the South and Eighth Concession Road to the West. It was prepared by Stantec Consulting Ltd., in accordance with the Official Plan and the Policy Direction for Future Secondary Plans, in the Sandwich South Planning District.

“The goal of this plan is to guide the future development of a ‘campus of care’ community within the Sandwich South Planning District,” says Krista Walkey, a Senior Planner at Stantec. “The community will be anchored by

a new regional hospital and supported by a mix of complementary commercial, mixed-use, employment, and residential uses, while protecting and preserving natural features.”

Details of the Secondary Plan will be presented at an information session on Sept. 7, 2016. It will be held from 3 pm – 5 pm and 6 pm – 8 pm at the Collège Boréal (formerly Place Concorde), 7515 Forest Glade Drive, Windsor.

Once the city deems the application complete, a copy of the application package will be made available through the city clerk’s office and on the City of Windsor website. Members of the public will have an opportunity to provide feedback in person at the information session or email comments to Nancy.Reid@stantec.com by September 28, 2016. Information received will be used to preparation of the Secondary Plan to be presented to Planning Heritage and Economic Development Standing Committee for recommendation to Council.

BACKGROUND:

In 2002 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. Official Plan Amendment #60 provides general land use designations and development phasing but recognizes that the details of future development would be established through the preparation of more detailed Secondary Plans. The lands are identified as Agricultural Transition Areas in Policy 1.23, City of Windsor Official Plan, Volume II, Special Policy Areas and were transferred to the City to allow for future development opportunities..

A portion of the Transferred Lands has already been subject to a Secondary Plan process. The East Pelton Secondary Plan (EPSP) was approved as OPA #74 to accommodate the Provincial Detention Facility (South West Detention Centre, SWDC) and short-term development pressures in the East Pelton Area.

In 2014, Windsor Regional Hospital undertook a Site Selection Process to find a site for the new Windsor Regional Hospital, which resulted in the identification of a property at 4108 Ninth Concession as the preferred site for the hospital. These lands are located centrally within the Secondary Plan Area, south of County Road 42 and east of 9th Concession.

Similar to the EPSP, the County Road 42 Corridor Secondary Plan has been initiated as a result of the demand for a major institutional use: the new regional hospital.

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