

Hospital Zoning: By-Laws 131-2018 and 132-2018

Windsor City Council's decision does not conform with Windsor's Official Plan relating to planning *for the city as a whole*, as outlined below:

Ref	Windsor's Official Plan
1-3	Windsor presently has a substantial oversupply of lands available for commercial development
3.2.3.1	Windsor will work toward achieving a sustainable transportation system where all modes of transportation can play a more balanced role. The creation of mixed use and employment centres will allow businesses and services to be closer to homes and allow greater opportunities for walking, cycling and transit.
3.2.4.1	People will be involved in the municipal processes that shape Windsor and its neighbourhoods. Residents will be encouraged to work with municipal staff to identify and resolve city-wide and neighbourhood issues. New ways will be found to build consensus within the community to ensure that Windsor advances toward its desired future.
3.2.4.2	Windsorites want a planning process that is responsive, effective and fiscally responsible. Planning services will be efficiently delivered and carefully targeted to achieve the community vision.
4.2.1.4	To protect against climate change and its possible adverse effects on human health, the physical environment, economy and quality of life.
4.2.1.6	To provide for pedestrian scale neighbourhood centres that serve the day-to-day needs of the local residents.
4.2.3.2	To encourage the location of basic goods and services where people live and work.
4.2.3.5	To encourage community services at appropriate locations throughout Windsor.
4.2.4.2	To encourage development that fosters the integration of all residents into the community.
4.2.5.3	To ensure effective public information and communication on planning and development initiatives.
4.2.7.3	To encourage emergency services in close proximity to where people live
6.1.6	An integration of institutions within Windsor's neighbourhoods.
6.6.1.2	To ensure all institutional uses are strategically located within Windsor to be both accessible and act as neighbourhood focal points
6.6.2.5 (d) & (e)	The following guidelines shall be considered when evaluating the proposed design of a Major Institutional development: (d) pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safe and convenient (e) the development design facilitates access via public transportation
7.2.2.21 (c)	Council shall implement land use patterns that promote sustainable travel by locating land uses within reasonable walking or cycling distance by: (c) integrating land use and transportation planning decisions by ensuring each fit the context of each other's specific needs.

7.2.2.25 (e)	Council shall support transit friendly design by (e) Promoting urban design that encourages walking and cycling
7.2.5.2	Council shall require that the design of development proposals and infrastructure undertakings facilitate easy access to public transportation.
8.4.1.1	To integrate barrier-free pedestrian routes in the design of urban spaces.
10.2.1.14	Consultation with First Nations will take place as part of a development application or detailed planning study.