

CRITERIA # 8 Parcel Size (including future growth)
Weight: 5

Assessment Definition: The parcel size must plan for potential physical and site needs of the Facility over a 5, 10, 20, 50 and 100 year timeframe that ensures best use of significant and long term government commitment. It should provide flexibility to accommodate major changes in health care delivery and/or program requirements. For future expansions to accommodate growth and future replacement/renewal, the Ministry favours a minimum area of 40 acres of developable land (i.e. not constrained with environmental features) with 50 acres being preferred. Nevertheless, property less than this favoured or preferred parcel size will be considered.

Scale Factors: The parcel size must plan for potential physical and site needs of the Facility over a 5, 10, 20, 50 and 100 year timeframe that ensures best use of significant and long term government commitment.

- "10": 46 or more acres preferred
- "7": 41-45 acres of developable land
- "5": 36-40 acres of developable land
- "3": 30-35 acres of developable land
- "1": less than 30 acres of developable land

	Vendor Response	Stanlec Response	Notes	Scale
Site A	The site is comprised of 77.12 acres (53.42 developable). There are 23.7 acres of wood lots/ponds on the property. The 53.42 developable acres exceeds the preferred parcel size. Ample land is available both on Site and adjacent to the Site to accommodate any growth scenarios.			
Site B	The parcel size of the Site is approximately 67 acres which meets the preferred parcel size of 50 acres. The Site is not constrained with environmental features, thereby allowing for future expansions and growth.			
Site C	The total available area of the site is 67 acres which is large enough to accommodate the needs of a regional hospital along with allocating land for future phases of development and renewal. See Figure 4. Note: the vendor is open to sale of a smaller area, if desired.			
Site D	An 84.8 acre parcel available can be severed in a number of configurations to best meet the needs of the hospital and campus development. Lands held by others are also available adjacent to this site and are zoned for commercial development. See Figure 2.			
Site E	The site size is excellent and plans for a potential physical and site needs of the facility over a 5, 10, 20, 50, and 100 year timeframe that ensures best use of significant and long term government commitment. 8 (a) The proposed subject site is 61 Acres in size. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	53.4 acres is ample space to develop and build the Medical Campus, in almost any form imaginable. Further if necessary the area surrounding the Site can likely be purchased at a reasonable cost.			
Site G				
Site H	The SITE SIZE is EXCELLENT and will accommodate plans for potential physical and site needs of the facility well over a 5, 10, 20, 50 and 100 year timeframe. The subject property size and configuration will ensure best use of significant and long term government commitment. 8.1 The subject site has 550 m frontage on Banwell Road and 22 ha area (54 acres). 8.2 The subject parcel will support the needs of the hospital facility over the proposed 100 year profile. 8.3 The parcel size can accommodate different iterations, designs, and orientations of a regional hospital with its accessory and secondary uses and buildings for the design and future expansion of a hospital campus. The subject site is EXCELLENT size for the proposed hospital campus.			
Site I	The Vendor is agreeable to providing an opportunity for the Hospital to acquire, or have the right to acquire in the future, the balance of the entire parcel (98 acres) as part of the Site purchase.			
Site J	The Vendor is agreeable to providing an opportunity for the Hospital to acquire, or have the right to acquire in the future, the balance of the entire parcel (78 acres) as part of the Site purchase.			
Site K	The existing Subject Site provides 46.03 acres of developable land (see survey plan, Tab 2).			

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Site M	The proposed site is 26.3ha (65ac) and is therefore larger than the suggested size of 40-50ac needed to accommodate future expansion over a 100 year timeframe. In addition, land immediately to the south of the proposed site (fronting on the proposed service road labelled Jefferson Boulevard) could be considered for further expansion to provide for either hospital campus uses or related allied services. Lands in that area represent approximately 16ha (40ac) above and beyond the proposed site.			
Site N	The site being offered is 47 acres, but it could be expanded to include any further portion of the 170 acres available at the property. Consideration can also be given to locating the site in a different location within the property, possibly adjacent to the future Lauzon parkway extension.			
Site O	We are offering 64.08 acres. The area around this land is the next major expansion area for the City of Windsor. The Sandwich South Secondary Plan is in line for approval shortly and will accommodate a major institutional development such as this. The Greenfield nature of this land will lend an economical benefit to the development even if more land is used for open space. Plans Provided FOR DETAILS & INSERTS SEE INDEX TAB 8			
Site P	A hospital site of 50 acres can be severed from the 155 acre total land as required by the Hospital planners. This severed land will be donated to the Hospital by the Vendors.			
Site Q	The Site consists of 82 acres of developable land. There are no physical site restrictions or environmental constraints and the property exceeds the preferred 50 acres.			
Site R	Our Site consists of over 30 acres (Part of Part 1 of Plan 12R-13364) of developable land. Since we are proposing the Site for use as a Satellite location, the Site will be more than large enough to accommodate all proposed and future satellite uses associated with the Facility.			
Site S	Our proposed site consists of over 220 acres of developable land and is large enough to accommodate the proposed uses as well as the potential for future site expansion when required.			
Site T	At 95.08 acres the Site is large enough to accommodate all proposed needs of the acute care hospital and future development if the entire Site were acquired. 95.08 acres would provide maximum flexibility to meet future planning needs, however, if the Ministry prefers a 50 acre parcel then such a tract can be severed with the Vendor retaining the balance			
Site U	We have not approached adjacent property owners who may themselves be submitting Phase 1 submission. We believe our property is or may be ideal in location whether alone or in conjunction with adjacent properties which is up to the selection body to determine.			

Signature _____

Date _____