

**CRITERIA # 4 (Parcel (Shape and Geometry))**  
**Weight: 3**

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**Scale Factors:** Parcel has a regular shape and is of good proportion:  
 - "10": A rectangular shape that has a test area of 400m x 400 m  
 - "7": A rectangular "test" area 300M x 400M fits within the parcel  
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	Vendor Response	Stantec Response	Notes	Scale
Site A	The Parcel Shape and Geometry is as shown on the Reference Plan. Figure 4A of Attachment 4. Figure 4A shows the placement of several test areas on the Site. Given the Sites Irregular shape a larger test area cannot be placed on the Site, however, several large areas are available for development. The Irregular shape of the Site would provide for an aesthetically pleasing campus style setting. See Attachment 4.			
Site B	This Site will provide for the physical needs of the facility over the 5, 10, 20, 50 and 100 year timeframe. Due to the size and shape of the Site, it will accommodate the hospital, ancillary buildings along with the parking. Please see attached Schedule "G"			
Site C	The subject site is undeveloped with an area of approximately 27 ha (67 acres). The parcels shape and size are suitable to accommodate the requirements of a regional hospital, such as parking areas, air ambulance landing pads and future expansions for hospital and affiliated institutions (See Figure 4)			
Site D	Having one large parcel of 84.8 acres to offer , the parcel size can readily accommodate a "test" area of 400 X 400 metres . The lands available can readily meet the physical site needs of the Facility over the longer term. The ability to initiate and expand a health based campus on these lands and adjacent un- encumbered properties is substantial. The parcel shape readily allows for a hospital with a number of siting options for the hospital itself, ancillary buildings , along with parking. See Figure 1.			
Site E	The site has a regular shape and is of good proportion: A rectangular shape that has an area of 300m by 400m fits within the Site. 4 (a) The subject site consists of vacant land measuring 61 acres in size. 4 (b) Additional lands up to 214 acres in size are available for expansion needs, which can support the projected growth of the hospital and room for expansion of the hospital if needed. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	The Land is 53,4 Acres and is mostly rectangular in geometry. With two cut-outs. There is a triangular cut-out along Concession Road 12, and a quadrilateral cut-out at Manning Road and 401 to allow for the exit off the 401. The largest rectangular which can fit inside the Site, is 1754.75 ft. (534.84 m) by 1038.23 ft. (316.45 m). Please see Tab "2"-Land Plan.			
Site G				

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Site H	<p>The subject site has a regular shape and is of EXCELLENT proportions: A rectangular shape that has a minimum area of 400m x 400m.</p> <p>4.1 Land holding owned by Pointe East Windsor Ltd. With frontage on E.C. ROW and Banwell Road consists of 69 ha (172 acres).</p> <p>4.2 The subject parcel consists of a vacant, 54 acre (22 ha) parcel of developable land. Please refer to Tab 8 Parcel. The subject parcel has frontage of 550 meters on Banwell Road and 400 meters depth.</p> <p>4.3 The subject parcel size, shape and configuration is appropriately sized and configured to allow for the development of a hospital building and ancillary and accessory uses (hospital campus).</p> <p>4.4 The parcel size, shape and configuration will support the projected growth of the hospital to meet the physical needs for expansion within the 100 year profile.</p> <p>4.5 The parcel size, shape and configuration will ensure the best use of significant and long term government commitment.</p> <p>4.6 The parcel size, shape and configuration will provide for flexibility in the land use and building use. The hospital campus will be developed to accommodate major changes to the delivery and/or programs being delivered by the health care agencies.</p> <p>4.7 The parcel size, shape and configuration will accommodate the development of the site for a hospital and ancillary and secondary uses associated with and supportive of the hospital campus concept.</p> <p>4.8 The parcel size, shape and configuration is large enough to accommodate the development of the site for ancillary and secondary uses to support the hospital campus concept.</p> <p>4.9 The property has additional land available for expansion of up to an additional 49.3 ha (122 acres) adjacent to the hospital campus site. These lands are available to the hospital for expansion or for three way partnerships to provide supportive, ancillary or secondary services as part of the hospital campus concept.</p> <p>4.10 The shape of the subject parcel is rectangular and will allow for full and maximum utilization of the subject property. The subject parcel size, shape and configuration is appropriately sized and configured to allow for the development of a hospital campus and future potential expansion.</p>			
Site I	A rectangular "test" area 300m x 400m fits within the Site.			
Site J	A rectangular "test" area 300m x 400m fits within the Site.			
Site K	The perimeter dimensions of the Subject Site are as illustrated in Figure 1a (attached). A series of rectangular "Test Areas" of various sizes are also superimposed on the Subject Site in Figures 1b through 1e (attached) for reference and comparison purposes.			
Site M	The draft survey shows the proposed site highlighted in light blue and labelled Parts 1&2. The proposed site is a slightly irregular rectangle with average dimensions of 750m x 365m. This represents a total land area of approximately 26.3 ha (65 ac). Based on the assumption of a gross floor area of 139,354 m <sup>2</sup> (referenced in Item 5) a one storey facility would require a minimum land area of 14ha and an additional land area of approximately 9.3ha for surface parking (detailed below in Item 5). In this regard, the proposed facility (if built on one storey) and required surface parking for 3,096 cars can be accommodated on this site while also providing for a minimum of 3ha of land for ancillary buildings.			
Site N	The site being offered is at the corner of county road 42 and Ninth Concession. The site has 1350 ft. of frontage on Ninth Concession and 1400 ft. of frontage on county road 42. The site is to be severed from a larger property if required by the hospital. The boundaries of the entire property can be seen on the included survey. The boundaries of the site can be changed to suit the needs of the hospital. If access to the future extension of Louzon parkway is desirable, the boundaries of the site can be changed to accommodate that.			
Site O	A current survey has been provided under TAB 2 that certifies that total property area at 112.69 acres. The Vendor is willing to put forward any portion and size of the lands for the proper development of the hospital. This flexibility will allow the best siting and future expansion for the project. Property Severance Plan "A" has been utilized for this RFP FOR DETAILS & INSERTS SEE INDEX TAB 4			

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Site P	The Vendor's land is 155 acres in total and can be severed as required by the Hospital planners both in size and location on the property. (up to 50 acres) A 50 acre parcel, severed from this land would be approximately 1,800 X 1,200 feet square which will accommodate the hospital and any ancillary buildings required. This and the remaining lands to be retained by the Vendor will accommodate future changes to health care delivery			
Site Q	The Site is immediately next to Highway 401 at the 8th Concession (East side of the 8th Concession) provides for a total area of 82 acres in a rectangular shape. The size of the Site would allow for maximum planning expansion and future use. It can easily accommodate all building design proposals, parking, ancillary uses, etc.			
Site R	Although the Site is undersized for the Facility use in accordance with the requirements of the RFP, it is our belief that the Site could provide a good satellite location to be operated in conjunction with the Acute Care Hospital Facility. The property is roughly 30 acres in size, has considerable frontage along Country Road 22 (known locally as Front Road South) and is in a rectangular configuration. It should be noted that roughly the first 4 acres of Part 1 along the most northerly property line have been severed off, developed as a Medical Village and Retirement Home both, and are both on their own respective legal parcels of land. What remains of Part 1 on 12R-13364 is roughly 30 acres which we are proposing to use for the development of the Hospital Facility, associated parking areas and accessories buildings where required.			
Site S	The property we are proposing for this site is made up of two separate but contiguous parcels of land. These parcels are identified municipally as 743 County Rd. 22 and 305 West Puce Road. The parcels are roughly 32 acres and 188 acres respectively, allowing for a site that is roughly 220 acres total in size. 743 County Rd. 22 is rectangular in shape and has frontage and access off of County Rd. 22, whereas 305 West Puce Road is an irregular shaped parcel (as depicted within the survey found in Section 1: Tab A. ) and has frontage and access off of West Puce Road. Working with a site that is over 200 acres in size allows for a great amount of flexibility in terms of site design, but also provides opportunity for future expansion potential should and when health care delivery needs change over time.			
Site T	The Site shape is generally rectangular and the total area of the Site is approximately 95.08 acres. The western border of the Site is approximately 2,300 feet in length, the northern border is approximately 1,600 feet in length, the eastern border approximately 2,650 feet in length and the southern border which runs along Sprucewood is approximately 1,650 feet in length. Attached as Appendix "C" is a map showing the geometry and measurements of the Site. The geometry of the Site is conducive to the location of hospital and ancillary services anticipated. The Site could be severed to suit the no less than 50 acres required for the acute care hospital site leaving a balance of approximately 45 acres for future health care and related use needs that could be pursued by the Vendor.			
Site U	Item # 2			

Signature \_\_\_\_\_

Date \_\_\_\_\_