

**CRITERIA # 6 Flexible Site Development/Campus Planning Scenarios**  
**Weight: 3**

**Assessment Definition:** The site should be large enough to accommodate the proposed uses as well as future buildings, structures, parking, landscaped garden areas, etc., including allied services and potential research uses.

**Scale Factors:** Potential for multiple planning and design solutions:

- "10": Is Excellent
- "7": Is Good
- "5": Is Fair
- "3": Is Minimal
- "1": Is Poor

	Vendor Response	Stanlec Response	Notes	Scale
Site A	The Official Plan designation for this site establishes a policy basis that provides for a range of designations that would allow for a mix of uses on the Site. As such, given the size of the Site and the flexibility of the Official Plan significant latitude exists to construct a creative mixed use environment that could consist of a mixture of institutional, commercial and residential uses. As such, the potential for multiple planning and design solutions is excellent.			
Site B	The Site consists of approximately 67 acres and is large enough to accommodate the proposed uses and future development uses.			
Site C	The total area of the site is 67 acres which is large enough to accommodate the needs of a regional hospital and allied institutions.			
Site D	The large, 84.8 acre parcel available can be severed in a number of configurations to best meet the needs of the campus. The parcel shape readily allows for a hospital with a number of siting options for the structure, parking and campus options. See survey.			
Site E	The subject land has excellent potential for multiple planning and design solutions. 6 (a) The proposed site is 61 Acres of vacant land, and is part of a larger 214 Acre Parcel of vacant land. There is sufficient land available for any scenario the hospital wishes to create. 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 subject property has EXCELLENT potential for multiple planning and design solutions. 6.1 With 22 ha (54 acres) of land, the land area provides for a great deal of flexibility and a variety of alternatives. 6.2 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 that would include the following potential uses in conjunction with the hospital building: i) heli-pad; ii) medical clinics and labs; iii) medical staff housing and apartments; iv) education and training facility; v) hotel/hostel facility for out-patients and family; vi) commercial and retail uses (ie: pharmacy); vii) restaurants, cafés, etc.; viii) fitness and/or rehabilitation centre; ix) meditation gardens, green space, landscaping x) parking, parking garage. 6.3 The site servicing easement runs down Banwell Road to supply the subject parcel with sewer line. 6.4 Subject site is in an area of growth for the City of Windsor and located within an area intended for growth for the County of Essex. The lot area and configuration is large enough to accommodate the proposed use of a hospital campus.			

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Site I	The Site has excellent development capabilities due to its size, and the opportunity to acquire the balance of the 98 acre parcel.			
Site J	The Site has excellent development capabilities due to its size, and the opportunity to acquire the balance of the 78 acre parcel.			
Site K	A hypothetical, but realistic site scenario, depicting a possible layout for the new hospital (complete with areas for parking, potential expansion, and possible on-site locations for allied services) is presented in Figure 2 (attached). It should be noted that the site scenario presented in Figure 2 allows for 'buffer areas' around each component, that could be utilized for the creation of landscaped garden areas and pathways.			
Site M	Given the large rectangular shape of the proposed site and the proposed frontage on two roads, the proposed site provides considerable flexibility in the placement of both the primary hospital facility and associated uses for parking, loading docks, emergency routes and landscaping. In addition to the land required for these uses, land is also available for campus related allied services (for example, restaurants, pharmacies) and educational/research support uses. Existing open space and wooded areas are contiguous to the proposed site. Land surrounding the site could provide the opportunity for landscaped and garden areas to be located between the hospital site and the nearby woodlots. As portions of the proposed facility are likely to be built at more than one storey, additional land will become available for a range of others uses or for future expansion.			
Site N	The site being offered is 47 acres, but a total of 170 acres are available at this property.			
Site O	The site is larger than required for all uses and can support a wide variety of diverse amenities Concept Site Plan Provided FOR DETAILS & INSERTS SEE INDEX TAB 6			
Site P	50 acres can be severed which provides an optimal dimension of 1,200 feet X 1,800 feet. The Vendor's retained lands would be suitable as well for further campus style development.			
Site Q	The Site is large enough to accommodate the proposed uses as well as possible future and ancillary uses.			
Site R	Our Site consists of over 30 acres (Part of Part 1 of Plan 12R-13364) of developable land. Therefore, it is large enough to accommodate the proposed uses as well as the potential for site development if required. 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	The Site is large enough to accommodate all proposed acute care hospital uses and it would provide ample flexibility for future development of allied uses by the Vendor, if the lands are severed, or by the Ministry, if it proceeded with purchase of the entire Site.			
Site U	Item # 1			

Signature \_\_\_\_\_

Date \_\_\_\_\_