

**CRITERIA # 10 Provisions for any Allied Services -- on site or adjacent to site (e.g. Long Term Care, Pharmacy, Office)
Weight: 3**

Assessment Definition: Consideration should be given as to whether it would be desirable to bring allied facilities close to the Facility to form a campus arrangement. This may or may not involve reserves for a medical office building, long term care or smaller components within the Facility such as commercial pharmacy, restaurants or other retail outlets. These facilities should be accommodated on site, but may also spur similar development in the neighbourhood.

Scale Factors: Potential for multiple planning and design solutions for future allied services:

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

	Vendor Response	Stantec Response	Notes	Scale
Site A	The site consists of 53.42 developable acres. A mixture of uses including an LTC facility, a pharmacy, restaurants, medical office buildings and other related uses would be possible and desirable not only on the Site or adjacent to the Site. There is approximately 200 acres of land in close proximity to these lands that are classified as Hamlet Development and are therefore available to be designated in a designation appropriate for the development of the area. Vacant farm land borders the property along its eastern and northern limits should development pressures significantly increase requiring the designation of additional lands. The potential for multiple planning and design solutions for future allied services on the Site and within the Oldcastle area are excellent. Figure 1A of Attachment 1A, shows the lands in Oldcastle that are in the "Hamlet Development" designation as well as the adjoining lands that are in the "Agricultural" designation.			
Site B	Surrounding our potential 67 acre site is residential, commercial and industrial properties which includes pharmacies, long term care homes etc...(please refer to Community Relationship, Question # 9). Should the hospital only require the 50 acres of land for their use, then the remainder of the property consisting of 17 acres can be developed for similar allied services.			
Site C	The subject site is large enough to accommodate other allied facilities, most appropriately in the north and west parts of the subject site. However, many such services can locate in the immediate adjacent commercial area. Walker Road already provides a wide variety of local services such as restaurants and retail appropriate to support medical office buildings.			
Site D	The frontage along the Queens Highway #3 and other existing commercial developments that already exist (Tim Horton's, McDonalds, Canadian Tire and Marks) makes this location ideal for future development for a commercial pharmacy, medical offices, restaurants or other retail outlets. These facilities could be accommodated but may also spur similar development in the surrounding neighbourhood which is already zoned and available accordingly.			
Site E	The subject property is an Excellent location for the development of future allied, specifically a Hospital Campus Arrangement. 10 (a) There is excellent potential for the adjacent lands to accommodate ancillary and allied services This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	For the Development of any Allied Services on the Site, 53.4 Acres of property should be enough space. However if additional space is required there is plenty of undeveloped property along Manning Road and Concession Road 12 in close proximity to the Site.			
Site G				

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Site H	<p>The subject property is an EXCELLENT location for the development of the Hospital Campus Concept. 10.1 The parcel size, shape and configuration of the subject property is large enough to provide multiple planning and design solutions accommodate the development of the site for ancillary and secondary (allied) uses to support the hospital campus concept. 10.3 Ancillary and secondary (allied) uses located on the hospital campus is sound planning to develop a contiguous, homogenous development. 10.3 A broad range of ancillary and secondary (allied) uses can be accommodated on the subject lands and would create a positive regional development with economically viable uses that are supportive and cohesive in design and use. 10.4 Accessory or secondary uses that support each other while providing for an improved quality of life for the staff and patients of the hospital and the community would be supported. 10.5 The following potential uses should be considered in conjunction with the hospital to create the hospital campus:</p> <ul style="list-style-type: none"> i) helicopter pad; ii) medical clinics (ie: hearing aid clinic, cast clinic); iii) medical and dental labs; iv) specialty medical clinics (post surgery clinic) v) medical staff housing and apartments; vi) education and training facility (medical school); vii) research labs and facilities; viii) hotel/hostel facility for out-patients and family; ix) medical supply commercial and retail uses (ie: pharmacy, cast and splint fitting); x) commercial mall/building with personal services and neighbourhood commercial uses (bookstore, hair dresser, baby cloth); xi) restaurants, caf��s, etc.; xii) fitness centre; xiii) rehabilitation centre; xiv) seniors full care facility; xv) EMS facilities. <p>Uses that are supportive, ancillary or secondary uses to the proposed hospital will create an appropriate hospital campus development.</p>			
Site I	Excellent potential for on-site allied services due to the large parcel available. In addition, the Vendor owns land south of the Site (south side of CR34) with favourable zoning that could be developed to complement the Facility.			
Site J	Excellent potential for on-site allied services due to the large parcel available. In addition, the Vendor owns lands north of the Site (north side of CR34) that could be developed to complement the Facility.			
Site K	A hypothetical, but realistic site scenario, depicting a possible layout for the new hospital (complete with possible locations for allied services on-site) is presented in Figure 2.			
Site M	Given that the proposed site and surrounding lands in the immediate area are undeveloped, the opportunity exists for a hospital campus design to be created. This will allow for the provision of allied services such as long term care facilities, pharmacies, teaching and research institutions, medical laboratories and retail services to be located on the proposed parcel or in close proximity on surrounding lands.			
Site N	The parcel is surrounded by vacant development land.			
Site O	The adjacent lands, both those retained by the Vendor as well as those surrounding, will be capable of providing many service organizations such as office, long term care and pharmaceutical needs. FOR DETAILS & INSERTS SEE INDEX TAB 10			
Site P	The site, being a total of 155 acres, can support allied services both within the 50 acre hospital site as well as on the Vendor's retained lands. Close access to Highway 401 Interchange 21 makes this area convenient to the entire region. SEE TAB 4			
Site Q	The Site would be sufficient for any on-site allied services given its size and configuration.			

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Site R	<p>In our experience, the following adjacent or site services would be desirable to bring close to the Facility to form a campus arrangement, specifically:</p> <ul style="list-style-type: none"> - Long Term Care Facility - Memory Care Facility - Retirement Home Facility - Pharmacy - Medical Offices/Laboratories - Physiotherapy Clinic - Diagnostic Imaging - Dental Clinic - Medical Supply Office - Chiropractic Clinic - Ear & Hearing Clinic - Hospice - Hiatus House - Social Services - Alzheimer's Society - Arthritis Society - Remote college campus (medically related educational courses) - Retail/Café/Restaurants <p>In many cases we have experience being involved in the design and construction of the integrated health care services as previously mentioned. An advantage of this potential satellite Site is that it is already established as a campus arrangement. □</p>			

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Site T	The Site being a total of 95 acres can support allied services, such as long term care, pharmacy, medical office building and similar developments, in a campus arrangement. Such a health care campus could either be developed by the Ministry if it decided to acquire the entire site or would be the Vendor's vision for the Site if only 50 acres of the Site were acquired by the Ministry for the acute care hospital.			
Site U	No response			

Signature _____

Date _____