

CRITERIA # 21 Two Road Frontage (Established or Potential)
Weight: 4

Assessment Definition: Site must have more than one main entrance route in case a secondary access route is required.

Scale Factors: Local conditions include:

- "10": Two road frontage currently established
- "7": Two road frontage proposed
- "5": One road frontage established
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- "0": Not in an area with a planned street network

	Vendor Response	Stantec Response	Notes	Scale
Site A	It is possible to construct two main accesses to the Site. The access to the Site is generally off of the Oldcastle Road. An access at the south west corner of the property would give the appearance of being directly off of #3 Hwy given the proximity of the entrance to #3 Hwy. A further access to the property is available between 5384 and 5394 Oldcastle Road. The possibility of acquiring additional frontage on #3 Hwy. has been discussed with the Owner and the possibility of securing an offer to purchase a part of this property exists. Presently there is One road frontage established.			
Site B	See Schedule "A" - Site Survey			
Site C	The site currently has frontage to Walker Road. The new East/West Arterial Road will provide frontage to allow for alternative access to the site, including potential direct access from 401. The extension of the local street will provide additional access from Concession Road 8. Please see Figure 21 for further details.			
Site D	The subject site fronts on County Road 8, Bell Avenue and South Talbot Road and therefore has multiple access routes if required.			
Site E	The subject site has two (2) road frontages already established. 21 (a) The subject site is situated on Laurier Parkway and Howard Avenue - access to the subject site will not be an issue. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	The Site currently has entrances on Manning Road, as well as on Concession Road 12. It would also be possible to build an exit from the 401 that goes directly to the Site. Please see Tab "2" - The Land Plan. Our suggestion would be for (1) Concession Road 12 via North Talbot to be a staff and shipping/receiving entrance and (2) 401 and/or Manning Road would be the main entrance for patients access/egress.			
Site G				
Site H	The site has TWO ROAD FRONTAGES AND WILL PROVIDE FOR A SECONDARY ACCESS ROUTE through the hospital campus concept. 21.1 The subject parcel gains access from Banwell Road, a major arterial road. 21.2 The subject parcel will have frontage created by the proposed extension of Twin Oaks Drive. The extension will create an east west connection to existing Twin Oaks Drive. 21.3 The adjacent property has direct frontage to the E.C. Row Expressway. 21.4 Please refer to attached Road Plan showing the planned extension of Twin Oaks Drive through the subject parcel providing for frontage on two separate roads. 21.5 Proposed road expansions within the neighbourhood: i) Lauzon Parkway - expansion to 6 lanes; ii) E.C. Row - expansion to 3 lanes both directions; iii) Banwell Road - double laning with each direction; iv) Banwell Rd at E.C. Row - clover leaf to accommodate new development within the neighbourhood. The subject parcel has a primary and secondary access from Banwell Road and from Twin Oaks Drive.			
Site I	Parcel B: Frontage on the north side of property, N. Talbot Rd = 315 metres. Parcel A&B: Frontage on the south side of the Site, (County Rd 34) total 220 metres.			
Site J	Parcel A,B,C have a combined frontage along CR 34 = 211.8 metres. Parcel B has additional frontage to the northwest = 159 metres..			
Site K	As Indicated in Figure 8, the Subject Site is directly accessible from (and has frontage along) Walker Road, Kildare Road, Seneca Street, Durham Place, Turner Road, and Munsee Street. Numerous options exist for creating multiple access points to the new facility.			
Site M	The attached draft survey identifies that the site will be provided with two points of access. Jefferson Boulevard on the west side of the site is an existing paved surface and the second access point will be from the proposed service road along the northern limit of the site.			
Site N	The site is on a corner.			
Site O	Not only does this site provide many alternative access points, it also allows for emergency access direct to Highway 401 @ 9th Conc. FOR DETAILS & INSERTS SEE INDEX TAB 21			
Site P	Fronting on two roads, being Manning Rd. and Baseline Rd allows for access from different points. With 1,200 feet of frontage on one road and 1,800 feet on the other this presents many opportunities for access.			
Site Q	The Site has several access points along the 8th Concession road.			

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Site R	Currently, the site has one main entrance route, off of Front Road. If required, a secondary access road could be built at the most southerly portion of the Site. □			
Site S	Currently, the site has two main entrance routes. 1. County Road 22 (primary) 2. Wallace Line Rd. (primary/secondary). The Site is large enough to allow for the possibility of building a secondary access road off of W Puce River Rd., if required.			
Site T	The Site has access via Weaver Rd which connects to Ojibway Parkway and it also fronts along Sprucewood Ave. thereby providing for primary and secondary access.			
Site U	Primary and Secondary available - See Item # 1			

Signature _____

Date _____