

**CRITERIA # 5 Parking potential
Weight: 5**

Assessment Definition: Parking is generally defined by two criteria: the Municipal Zoning By-law and anticipated use. Hospital uses are often 1 space per bed. The second criterion is typical patient usage and need. A range of 1 space per 45 m² to 60 m² Gross Floor Area is suggested to be optimal for a long term build out scenario. Surface parking will be preferred. Parking is to be calculated on the basis of 139,354 m² GFA.

Scale Factors: The site achieves a parking ratio of:
 - "10": Greater than 1 space per 45 m² (3096 spaces)
 - "7": Greater than 1 space per 50 m² (2787 spaces)
 - "5": Greater than 1 space per 60 m² (2322 spaces)
 - "3": Greater than 1 space per 70 m² (1990 spaces)
 - "1": Less than 1 space per 80 m² (1740 spaces)

	Vendor Response	Stanlec Response	Notes	Scale
Site A	This is a green field site and as such Windsor Regional would be free to satisfy their anticipated parking needs as part of the Site Plan process. Accordingly a parking ratio of greater than 1 space per 45 meters squared is achievable.			
Site B	Site Parking is available and meets the RFP's requirements of 139,354m ² GFA. Based on 45m ² , surface parking of approximately 3,097 spaces would be available. Based on 60m ² , surface parking of approximately 2,322 spaces would be available.			
Site C	For a hospital of 139,354 m ² GFA, the site can readily accommodate 4,700 surface parking spaces. A rate of 1 space per 45m ² gross floor area would require 3,096 parking spaces for 139,354m ² GFA.			
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 achieves a parking ratio of GREATER than 1 space per 45m ² (3,096 spaces): 5 (a) The subject lands are 61 Acres and the development of the hospital building can support surface parking. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	Conservatively along with the hospital the Site should be able to fit well over 3,096 parking spaces. Please see Tab "7"-Calculation of Maximum Parking Spots on Site			
Site G				
Site H	The site achieves a parking ratio of GREATER than 1 space per 45 m ² (3,096 spaces): 5.1 Parking for the hospital building is calculated using the parking requirement provisions of the Comprehensive Zoning By-law and then increased to facilitate need and additional uses associated with the hospital. 5.2 The subject parcel has 22 ha (64 acres) area for development. Adequate surface parking can be accommodated on the site. A parking garage or parking complex should be considered as an expansion as the hospital campus develops. 5.3 The hospital campus will have associated, secondary uses that will warrant the increase in parking to accommodate these separate uses. 5.4 Optimal range of parking spaces for a hospital building with 139,354m ² GFA: a) 139,354 m ² /45 m ² = 3,097 spaces required b) 139,354 m ² /60 m ² = 2,322 spaces required 5.5 Amount of land required to accommodate surface parking with 18 m ² area for each parking space: a) 3,097 spaces x 18 m ² = 55,746 m ² land area required; b) 2,322 spaces x 18 m ² = 41,796 m ² land area required. 5.6 Subject property with a 22 ha area can accommodate a building with 13.9 ha GFA and 5.5 ha in parking. This will leave sufficient remaining lands for ancillary uses, parkland, driveways, etc. Parking for the hospital building and the ancillary or secondary uses proposed for the hospital campus concept can be accommodated on the subject property.			
Site I	The Site achieves a parking ratio of "10", greater than 1 space per 45m ² (3,096 spaces).			
Site J	The Site achieves a parking ratio of "10", greater than 1 space per 45m ² (3,096 spaces).			
Site K	A hypothetical, but realistic site scenario, depicting a possible layout for the new hospital (complete with potential parking areas) is presented in Figure 2 (attached). As indicated therein, the site provides ample space to accommodate the primary building program - as well as 3300 parking spaces (1500 of which are depicted as surface parking).			

CRITERIA # 5 Parking potential
Weight: 5

Assessment Definition: Parking is generally defined by two criteria: the Municipal Zoning By-law and anticipated use. Hospital uses are often 1 space per bed. The second criterion is typical patient usage and need. A range of 1 space per 45 m² to 60 m² Gross Floor Area is suggested to be optimal for a long term build out scenario. Surface parking will be preferred. Parking is to be calculated on the basis of 139,354 m² GFA.

Scale Factors: The site achieves a parking ratio of:
 - "10": Greater than 1 space per 45 m² (3096 spaces)
 - "7": Greater than 1 space per 50 m² (2787 spaces)
 - "5": Greater than 1 space per 60 m² (2322 spaces)
 - "3": Greater than 1 space per 70 m² (1990 spaces)
 - "1": Less than 1 space per 80 m² (1740 spaces)

	Vendor Response	Stanlec Response	Notes	Scale
Site M	Based on the gross floor area (GFA) of 139,320 m ² as provided, the total required number of parking spaces at a ratio of 1 space per 45 m ² of GFA, would equal 3,096 parking spaces. Accounting for required parking spaces, landscaping, setbacks and maneuvering aisles, and collector lanes the area required for one parking space is approximately 30m ² . This equates to a total land area of 9.3ha (3096 spaces @ 30m ²). The required number of surface parking spaces can therefore be provided on this site. There is sufficient land available within the proposed site to provide for parking in excess of the stated requirements.			
Site N	4,000 plus. All surface			
Site O	All surface parking can be accommodated at this site. The highest ratio for required spaces would be 3,097. This site can support more than the required with surface spaces. The flexible divisions of this site will permit the best parking and emergency/loading requirements. FOR DETAILS & INSERTS SEE INDEX TAB 5			
Site P	This site will accommodate the highest parking ratio with large spaces to assist those with disabilities. 3,100 plus surface parking spaces can be easily established on this site			
Site Q	The Site is larger than the preferred 50 acre size requested by the RFP and would allow for well over the suggested number of parking spaces. Additionally, because of the Site all parking could be on the surface without the need for building a parking structure.			
Site R	The site has ample room to accommodate the proposed Facility's parking needs. Having the benefit of a site that is roughly 30 acres in total, there is room for any requirement parking in the immediate scenario as well as future parking needs as the facility expands and further develops. Once a full building program is established and parking requirements are defined, site parking will be designed in such a way to meet the requirements under the zoning bylaw as well as to exceed the needs of the Facility to ensure that parking shortage is never a concern. There is room for surface parking onsite as well as garage parking should that be the preferred option.			
Site S	The site has ample room to accommodate the proposed facility's parking needs. Having the benefit of a site that is roughly 220 acres in total, there is room for any required parking in the immediate scenario as well as future parking needs as the facility expands and further develops. Once a full building program is established and parking requirements are defined, site parking will be designed in such a way to meet the requirements under the zoning bylaw as well as to exceed the needs of the Acute Care Facility to ensure that parking shortage is never a concern. There is room for surface parking onsite as well as garage parking should that be the preferred option.			
Site T	The total Site area is 95.08 acres. Based on the 139,354 square metres of GFA projected and assuming the acute care hospital will be no less than 6 stories high this will result in a building envelope of about 250,000 square feet. Based on the entire 95.08 acres Site there would be room for approximately 9,000 surface parking spaces. If the preferred 50 acres of the Site is acquired this would permit approximately 4,000 surface parking spaces. In both instances there is sufficient parking for the approximately 3,100 surface parking spaces projected to be required for the acute care hospital			
Site U	T.B.D. by selection committee			

Signature _____
Date _____