

**CRITERIA # 7 Expansion Scenarios**

**Weight: 4**

**Assessment Definition:** The site should be large enough that future expansions can occur within the property to accommodate future projected population growth. A full regeneration of the proposed hospital should be accommodated on the site by having enough land access.

**Scale Factors:** Potential for future expansion:

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

	Vendor Response	Stanec Response	Notes	Scale
<b>Site A</b>	The site is comprised of 77.12 (53.42 developable) acres providing significant acreage on the Site, for future expansions. As well there is 200 acres of land in the "Hamlet Development" designation in close proximity to the Site. Vacant farm land borders the property along its eastern and northern limits should development pressures significantly increase requiring the designation of additional lands. Accordingly, the potential for future expansion is excellent.			
<b>Site B</b>	The Site area is large enough for future expansions. The RFP requirements of a minimum of 50 acres still allows for expansion of the remainder 17 acres of the total Site size of 67 acres.			
<b>Site C</b>	The shape of the subject lands allows flexibility for the positioning of the main regional hospital building, the location of lands for future growth and hospital regeneration and for associated institutional uses. (See Figure 4)			
<b>Site D</b>	As per above, the parcel can readily accommodate a number of different configurations. Lands held by others are also available adjacent to this site and are zoned for commercial development. See survey.			
<b>Site E</b>	The potential for future expansion is excellent. 7 (a) The 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. 7 (b) There is sufficient land available for additions and reconfigurations if needed. This response is applicable to all three (3) parcels of land that form the subject site.			
<b>Site F</b>	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.			
<b>Site G</b>				
<b>Site H</b>	The potential for future expansion is EXCELLENT. 7.1 The subject parcel has frontage of 550 m on Banwell Road and has a lot area of 22 ha (54 acres). 7.2 There is more than sufficient land area and frontage on the subject property to accommodate the proposed regional hospital and the hospital campus concept. 7.3 Future expansion of the proposed regional hospital and the hospital campus uses on the subject parcel can easily be accommodated on the 22 ha (54 acre). 7.4 The parcel with frontage on Banwell Road and frontage on the proposed Twin Oaks Drive will allow for extensive, in depth utilization of the entire property. 7.5 The subject parcel has sufficient land area available for additions and re-configurations of the hospital as well as the provision of accessory and ancillary buildings to create the campus concept. 7.6 Adjacent to the subject lands are additional vacant lands owned by Point East Windsor Ltd. With frontage on E.C. Row and Banwell Road: additional 47 ha (118 acre) parcel that can accommodate further future expansion of the hospital campus. Many different site and building re-iterations and configurations are available for the subject site with 22 ha (54 acres) area and 550 m of frontage on Banwell Road.			
<b>Site I</b>	See response to item # 6. The Site has excellent development capabilities due to its size, and the opportunity to acquire the balance of the 98 acre parcel.			
<b>Site J</b>	See response to item # 6. The Site has excellent development capabilities due to its size, and the opportunity to acquire the balance of the 78 acre parcel.			

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<b>Site K</b>	A hypothetical, but realistic site scenario, depicting a possible layout for the new hospital (complete with areas for potential expansion) is presented in Figure 2 (attached).			
<b>Site M</b>	The proposed site is 26.3ha (65ac) in size. This provides sufficient land for the future expansion of the hospital campus and related requirements for parking and landscaping.			
<b>Site N</b>	There is also abundant development land adjacent to this site.			
<b>Site O</b>	The site is large enough for future expansion plans within the property. Concept Site Plan Provided SEE INDEX TAB 7 FOR DETAILS & INSERTS			
<b>Site P</b>	The overall site is 155 acres in size. This will provide for great potential for future growth in the surrounding area.			
<b>Site Q</b>	The Site provides ample lands for any building configuration, parking, landscaping etc. In addition there are opportunities for future allied services, potential research facilities and ancillary use.			
<b>Site R</b>	Our Site consists of over 30 acres (Part of Part 1 of Plan 12R-13364) of developable land. 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.			
<b>Site S</b>	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.			
<b>Site T</b>	At 95.08 acres the Site is large enough to accommodate all proposed acute care hospital uses and future development if the entire Site were to be acquired.			
<b>Site U</b>	Item # 1			

Signature \_\_\_\_\_

Date \_\_\_\_\_