

Minimum Land Requirements for Properties to Have Been Considered

This part of the site selection process involved broad engagement to identify potential properties and was completed between November 2022 and April 2023. The following minimum land requirements criteria had to be met for property to be considered for a new hospital:

- The land has a minimum size of 40 acres, or could be combined with adjacent available land to meet this minimum size;
- The land is located within the Town of Bracebridge’s urban centre boundary (generally described below)
 - To the east: Highway 11 and Rosewarne Drive
 - To the west and north of Muskoka River: South Monck Drive
 - To the west and south of Muskoka River: Stephens Bay Road
 - To the south: Town of Bracebridge / Town of Gravenhurst municipal boundary
- The land has access to a major district road or highway;
- The land has a usable shape, proportions, and topography;
- The land has access to municipal services such as water and sewer, or such services including electricity are available nearby.
- Property is not below 1.5m above the 1:100-year floodplain.

Site Selection Evaluation Criteria

Initial site selection criteria were developed based on the Ministry of Health’s Site Search Capital Planning Bulletin, correspondence with the Ministry, and input from stakeholders. Additional land use and community planning considerations that were used in Muskoka Algonquin Healthcare’s initial site selection process were also incorporated. The site selection criteria were refined, finalized, and weighted based on feedback from stakeholders and the public.

Location & Property

Determining the appropriateness of the potential location and broader surrounding context for a new hospital.

Criteria	Considerations for Evaluation
Access: ease of access by vehicles, including emergency service providers	Distance from and access to Highway 11; travel times; other access considerations.
Access: ease of access by for pedestrians and cyclists	Available of pedestrian/cycling infrastructure, walkability/ability to bike of surrounding area, direct routes, etc.
Access: ease of access from local and district transit	Existing transit context/ability to modify existing routes to service property/location
Proximity to downtown Bracebridge	Distance and accessibility from downtown by car, bike, and foot.
Surrounding land use and built form	Is the hospital use compatible with the surrounding land uses and built form (e.g., use

Criteria	Considerations for Evaluation
	compatibility, built form scale, noise, etc.)?
Impacts related to Muskoka Airport	Compatibility with airport operations (airport approaches), noise impacts.
Capacity of surrounding area to support complementary and ancillary uses and a complete community	Are there lands in the surrounding area that could be redeveloped for complementary or ancillary uses (considering undeveloped and underdeveloped land and Official Plan/Zoning context).
Sensitive land protection	Consider land that is not farmland, forested, floodplain, habitat for threatened or endangered species, within 30m of a water body or within 15m of a wetland.
Positive site features that enhance the users' experience of accessing health care.	Are there views/vistas, natural settings, character of the surrounding environment that would enhance the user's experience of the healthcare experience?
Suitability as a health care facility	The CSA Z8000-18 standard outlines planning, design and construction requirements to support operational effectiveness and efficiency, accessibility, safety and security, infection prevention and control and sustainability.
Site/building area	The site has adequate flat or mostly flat area to accommodate the hospital and related parking/ services. Topography and other natural features.
Parking	Site allows for adequate parking (approx. 530 spots) in an efficient manner (layout, accessibility, grading).
Two strong vehicle access points from collector roads	Can two connections be provided based on site context and road network?
Suitability for geo-exchange	Is the property suitable for a vertical geo-exchange system (from a regulatory and geologic perspective)?
Ease of construction and implementation of Foundation	Amount of fill onsite. Location of bedrock.
Water table	Is the water table high or low?
Helicopter flight Potential	Ability to accommodate helipad / minimal restriction on flight path elevation.
Archaeological potential	Presence / potential for archaeological resources based on available online resources.
Environmental issues	Are environmental issues anticipated (e.g., soil contamination)? What is the extent of anticipated environmental issues?
Structures on land (demolition)	Presence of existing structures and whether they can be demolished.

Land Use Planning Framework

Evaluating alignment with provincial, District and local municipal planning directions.

Criteria	Considerations for Evaluation
Consistency with Provincial Policy Statement	Is use of the property as a hospital consistent with the Provincial Policy Statement (wise use of land/intensification, optimizing existing infrastructure, etc.)
Official Plan land use designations	Is a hospital permitted in the Official Plan land use designation? How are surrounding lands intended to be used?
Conformity with District and local municipal plan policy	Would use of the property as a hospital be consistent with other District and Municipal Official Plan policy direction?
Conformity to zoning bylaw	Is a hospital permitted in the zoning bylaw classification? How are surrounding lands intended to be used?
Planning approvals risks/other considerations	Nature/extent of required approvals (e.g., rezoning, Official Plan amendment) and the associated risks (e.g., complications/likelihood of approval), and other planning considerations, such as special approvals and review.

Capital & Servicing Costs

Assessing cost efficiency of development.

Criteria	Considerations for Evaluation
Land cost	Land cost based on appraisal, existing agreement (300 Pine Street), or expectation for sale price (28-72 Kirkhill Drive).
Site preparation	Are the costs associated with site preparation (earthworks) anticipated to be high, medium or low?
Effort for access upgrades	Are the costs associated with providing access to the site anticipated to be high, medium or low?
Costs for environmental remediation	Are the costs of environmental remediation anticipated to be high, medium or low?
Sanitary service min 17.6 L/s	Does or can the site have sufficient sanitary service?
Sufficient storm service and outlets	Does the site have sufficient storm service outlets? Is a stormwater management pond required?
Water services at a minimum of 125 L/s.	Does or can the site have duplicate and independent power services?
Power services	Does or can the site have duplicate and independent power services?
Sufficient gas services	Does or can the site have has sufficient natural gas services?

Criteria	Considerations for Evaluation
Communication services	Does or can the site have duplicate and independent communication services?