

## Call for Proposals for the Identification of a Site for a Proposed New Hospital in Durham Region



**Lakeridge Health:**  
Reimagining the Future of  
Health Care in Durham Region

### Response to Questions Received as of September 30, 2021

#### **Q. Stage 1 Mandatory Criteria - Proof of Ownership Requirement:**

The minimum criteria for mandatory requirement 1 indicates that Proof of Registered or Beneficial Ownership of Proposed Site or persons that hold an unfettered and unconditional right to convey the property to Lakeridge Health at the time of the Stage 1 Submission (as evidenced by a Land Registry {TerraView} document together with a further representation and warranty that the proponent will maintain that interest at the time of closing).

- a) What is the definition of registered or beneficial ownership in the view of the Expert Panel?
- A. **We posted a clarification on acceptable Ownership options for Stage 1 submissions on September 29, 2021. The definition of ownership is the registered owner of the property as documented in the Land Registry system or the Person who holds a binding option or other agreement that enables them to enter into a sale agreement with Lakeridge Health. If the Proponent is the beneficial owner of the Property, the Proponent should provide a statement confirming such ownership and how the Proponent is related to the legal owner of the Property.**
- b) Is the provincial government considered to have this unfettered and unconditional right to convey a provincially owned property, or are there approvals or assurances required in advance to guarantee the government's willingness to transfer the site in the future? Additionally, is there a certain stage of readiness that the property must reach (e.g., a declaration of surplus, an Order in Council to transfer the property etc.) that is required to satisfy this mandatory requirement?
- A. **Please refer to the Amendment #1 that addresses circumstances similar to what is set out above.**

#### **Q. Stage 1 Mandatory Criteria Land use and Distance Requirements:**

- a) It is appreciated that the expert panel is following a transparent process. Consistent with this approach it is requested that the panel provide a detailed explanation and rationale for every change made between the draft selection criteria and final selection criteria. For example what was the rationale for deleting the draft mandatory criteria related to the site not being allowed in a prime agriculturally designated area? A chart showing the differences between the draft and final criteria and the related rationale for the changes would be appreciated.
- A. **As disclosed in the Consultation process, draft criteria were circulated for comments broadly across the Region of Durham. We received many comments and suggestions as a result of that**

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process and results have been posted on the New Hospital website. In considering the breath of commentary from municipalities, stakeholders and the public the Expert Panel made decisions to modify the draft criteria accordingly. The process on setting the criteria set out in the Proposal Call was transparent and clear.

- b) In July 2021 clarity was requested on the rationale for the mandatory criteria of radial 10 km between hospitals with an emergency department. To date that clarity has not been provided that we are aware of. Please provide the detailed rationale for the radial 10 km separation distance in the mandatory criteria section including any data that is relied upon.

**A. The Expert Panel heard from many stakeholders and the public (as provided in the consultation document) that serving growth areas and underserved areas is an important consideration in the site selection process. The Expert Panel decided that a 10km radius is the closest any site should be to an existing acute care hospital considering the size of the Region of Durham of more than 2,500 sq.km. Placement of a new hospital within 10km of an existing acute care hospital would not meet the clearly stated needs to service growth and underserved areas.**

- c) Is the expert panel able to articulate the rationale as to why the mandatory requirement for radial distance does not reflect the distances vehicles would need to travel by road? The stage 2 requirements show the importance of proximity to 400 series highways for the purpose of transporting patients requiring critical care, whereas radial distance mostly accounts for distance by air.

**A. Please refer to response provided above.**