

**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

**STAGE 1 AMENDMENT #1**

**PROPOSAL CALL**

**FOR**

***THE IDENTIFICATION OF A SITE FOR A PROPOSED NEW  
HOSPITAL IN DURHAM REGION***

**ISSUE DATE: SEPTEMBER 28, 2021**

**NO CHANGES TO THE ORIGINAL SUBMISSION DATES:**

**STAGE 1:**

**NOTICE OF BID INTENTION (4:00 PM\*): SEPTEMBER 30, 2021**

**DEADLINE FOR INQUIRIES (4:00PM\*): OCTOBER 1, 2021**

**STAGE 1 PROPOSAL SUBMISSION DEADLINE (2:00 PM\*): OCTOBER 8, 2021**

***\*ALL EST LOCAL TIME***

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## **Stage 1 Mandatory Criteria Amendment:**

### **Schedule A #1 – Minimum Requirements - Is replaced in its entirety with the below:**

Registered Site Survey if available. If not available documentation showing proposed site boundaries and explanation as to why no survey exists at this time. At the time of the Stage 1 Submission, proof of Registered or Beneficial Ownership of Proposed Site or an unfettered and unconditional right to convey the property to Lakeridge Health or a written binding commitment to Lakeridge Health from any third party persons who hold all or part of any Proposed Site (Ownership of the Proposed Site to be evidenced by a Land Registry (TerraView) document together with a further representation and warranty that the proponent (or any third party as referenced above) will maintain the right to convey legal and beneficial ownership to Lakeridge Health at the time of closing).

### **Schedule A – Additional Note:**

Please Note that the other Mandatory Requirements and those contained in Stage 2 will continue to apply. In the event that the proposed land parcel to be conveyed to Lakeridge Health at closing is a subset of a larger land holding, that parcel will need to be defined and the required site assessments undertaken on that parcel. The commitment to convey the parcel will continue to need to be evidenced by the Proposed Option Agreement and Purchase of Sale Agreement (unsigned) without material changes or modifications and agreed to by the Registered or Beneficial Ownership of Proposed Site.

### **At this time no amendments are being made to Schedule B - Stage 2 Mandatory Criteria Amendment**

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**SCHEDULE A – MANDATORY STAGE 1 PROPOSAL SUBMISSION  
REQUIREMENTS (SEPTEMBER 28, 2021)**

**AMENDED MANDATORY CRITERIA**

**Proponent to append supporting documents (Word, PDF or Excel as appropriate) for  
EACH Criteria clearly labelled referencing the Criteria enumeration.**

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	<b>Stage 1 Mandatory Criteria</b>	<b>Minimum Requirements</b>
1	Contain a minimum of 50 acres of contiguous land	Registered Site Survey if available. If not available documentation showing proposed site boundaries and explanation as to why no survey exists at this time. At the time of the Stage 1 Submission, proof of Registered or Beneficial Ownership of Proposed Site or an unfettered and unconditional right to convey the property to Lakeridge Health or a written binding commitment to Lakeridge Health from any third party persons who hold all or part of any Proposed Site (Ownership of the Proposed Site to be evidenced by a Land Registry (TerraView) document together with a further representation and warranty that the proponent (or any third party as referenced above) will maintain the right to convey legal and beneficial ownership to Lakeridge Health at the time of closing).
2	Have, or be able to obtain, a Record of Site Condition (RSC) to demonstrate there is no known soil or groundwater contamination above regulatory thresholds or geotechnical stability issues that could not be mitigated (O.Reg. 153/04) set by Ontario Ministry of the Environment, Conservation and Parks (MECP)	If formal reports not available, listing of Persons with whom due inquiry has been made.
3	Not be located in a Key Natural Heritage and or have Hydrologic Features on lands	If available as documented in a Registered Professional Planning Report (RPP). If formal report not available, listing of Persons with whom due inquiry has been made.
4	Not be characterized as part of the Greenbelt Area which includes the Oak Ridges Moraine	If available as documented in a Registered Professional Planning Report (RPP). If formal report not available, listing of Persons with whom due inquiry has been made.
5	Be already serviced, or serviceable, by natural gas, electricity, Regional water, Regional wastewater, and communications infrastructure, including high speed internet, and site has potential redundancy for essential servicing (e.g., electricity, natural gas, communications)	Documented in a Registered Professional Planning Report (RPP) Referencing the Region of Durham Serving Growth Plan. If formal report not available, listing of Persons with whom due inquiry has been made to support the statements.

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6	Be greater than a 10km radius from another acute care hospital with an emergency department	Provide scaled site map rendering with indicators of other acute care facilities showing such are not within 10 km radius.
7	Allow (for the creation of a heliport that meets the requirements of Canadian Aviation Regulations (CARs) 2019 1, Standard 325	If available as documented in an Aviation Engineering Report. If formal report not available, listing of Persons with whom due inquiry has been made to support statement of suitability.
8	Have no known heritage or archaeological impediments to development	Valid Archeology report. If formal report not available, listing of Persons with whom due inquiry has been made to support the statements.

**Schedule A – Additional Note:**

Please Note that the other Mandatory Requirements and those contained in Stage 2 will continue to apply. In the event that the proposed land parcel to be conveyed to Lakeridge Health at closing is a subset of a larger land holding, that parcel will need to be defined and the required site assessments undertaken on that parcel. The commitment to convey the parcel will continue to need to be evidenced by the Proposed Option Agreement and Purchase of Sale Agreement (unsigned) without material changes or modifications and agreed to by the Registered or Beneficial Ownership of Proposed Site.

**END OF STAGE 1 CRITERIA (SEPTEMBER 28, 2021)**