

Preliminary Pass/Fail Criteria

The potential locations/properties must meet the following pass/fail criteria:

- Minimum developable area of 40 acres (one site or two combined sites)
- Within Bracebridge's Urban Centre Boundary;
- Access to a provincial highway or district road;
- Mostly flat and has a usable shape and topography;
- Direct or convenient access to municipal services;
- Landowner is willing to sell/dispose of property; and
- Not below 1.5m above the 1:100-year floodplain.

Preliminary Site Selection Criteria Categories

The potential locations/properties will be evaluated against a range of criteria that fall into the following preliminary categories:



Location and Property

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



Land Use Planning Framework

Evaluating alignment with provincial, District and local municipal planning directions



Capital and Operating Costs

Assessing cost efficiency of development by considering land value, site preparation, remediation, servicing, etc.

We would like to hear from you!

We are working to finalize the site selection criteria and will consider your input to inform the various criteria that will be used to evaluate the potential locations. We are interested in knowing:

- What other criteria should be used to evaluate potential locations/properties?
- Are there certain criteria that should be ranked higher than others?
- Are there other locations/properties that should be evaluated?

Let us know by taking the online survey by February 20, 2023 at:

www.mahc.ca/siteselection

HOSPITAL REDEVELOPMENT COMMUNITY OPEN HOUSES January 2023

One Redevelopment Project, Two New Sites

Our vision to reimagine local hospital care with two new hospitals in Muskoka is moving closer to reality!



The provincial government has announced support for MAHC to move ahead with the next stage of planning, known as Stage 1.3. This stage of planning includes the functional programming of the hospitals, developing a financing plan to fund the community's share of the project, and site selection for a new location in Bracebridge.

This handout provides updated information on the potential project cost and local share, the site selection process, and how you can provide your input.

For full details on the information shared at Community Open Houses, please visit our website:

www.mahc.ca/planning-for-the-future

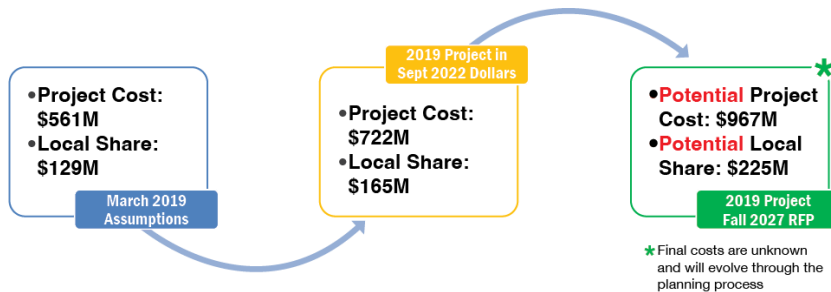


Funding the Project

The work in this stage will help us to better understand the future cost of the new hospitals. Components of funding the project include:

- Ministry of Health contributes approx. 75% of the project cost
- Community's "local" share covers the remaining construction costs, plus all furnishings, fixtures and equipment in the buildings, land cost and related servicing
- Local Share Committee working to develop a plan to raise local share
- Failure to resolve a local share financing plan by Stage 1.3 submission (Fall 2023) stops the new hospitals from proceeding. Funding itself does not have to be in hand by this time.

Updated Project Costs 2019 to 2022



The preliminary cost assumptions from the earlier planning stages have been updated to be more current to today's economy and will consider other factors such as:

- Learnings from the COVID-19 pandemic and impacts on models of care
- Changes to project from Stage 1.3 functional programming process
- Construction cost inflation
- Supply chain issues
- Lengthy process including government approval points (or potential delays) that are also expected to impact cost

Costs will continue to evolve as planning gets refined leading to tendering.

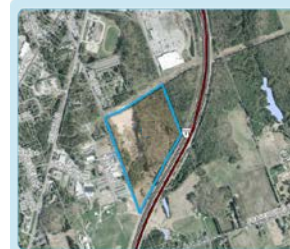
Site Selection for South Muskoka

Stage 1.3 also requires a site selection process because the existing property in Bracebridge is too small for a new hospital. This will include:

- Identification of potential land/properties;
- Evaluation against a range of land use and community planning considerations;
- Assessment of technical considerations; and
- Engagement with stakeholders and the public.

Potential Hospital Locations

Three potential hospital locations have been identified through conversations with District of Muskoka and Town of Bracebridge staff:



Fowler Construction Property

- 45 acres with frontage along Hwy 11 (no existing access)
- Access from Pine Street; potential access from Depot Drive
- Water/sewer services at doorstep
- Zoned Business Park Industrial and Special Purpose Commercial
- Potential presence of archaeological resources: moderate to high



Muskoka Royale Lands

- 201 acres with frontage along Ecclestone Drive and Muskoka Beach Road
- Water/sewer services existing
- Zoned Institutional
- Small wetland area on site
- Not identified as having potential for archaeological resource



Highway 118 West Lands

- 79 acres with frontage along Highway 118 W
- Site is bisected by Beaver Creek (seasonal creek)
- Potential access from Salmon Avenue and subdivision to the south
- Services exist nearby but would require upgrades and extension
- Zoned Residential
- Potential presence of archaeological resources: moderate to high