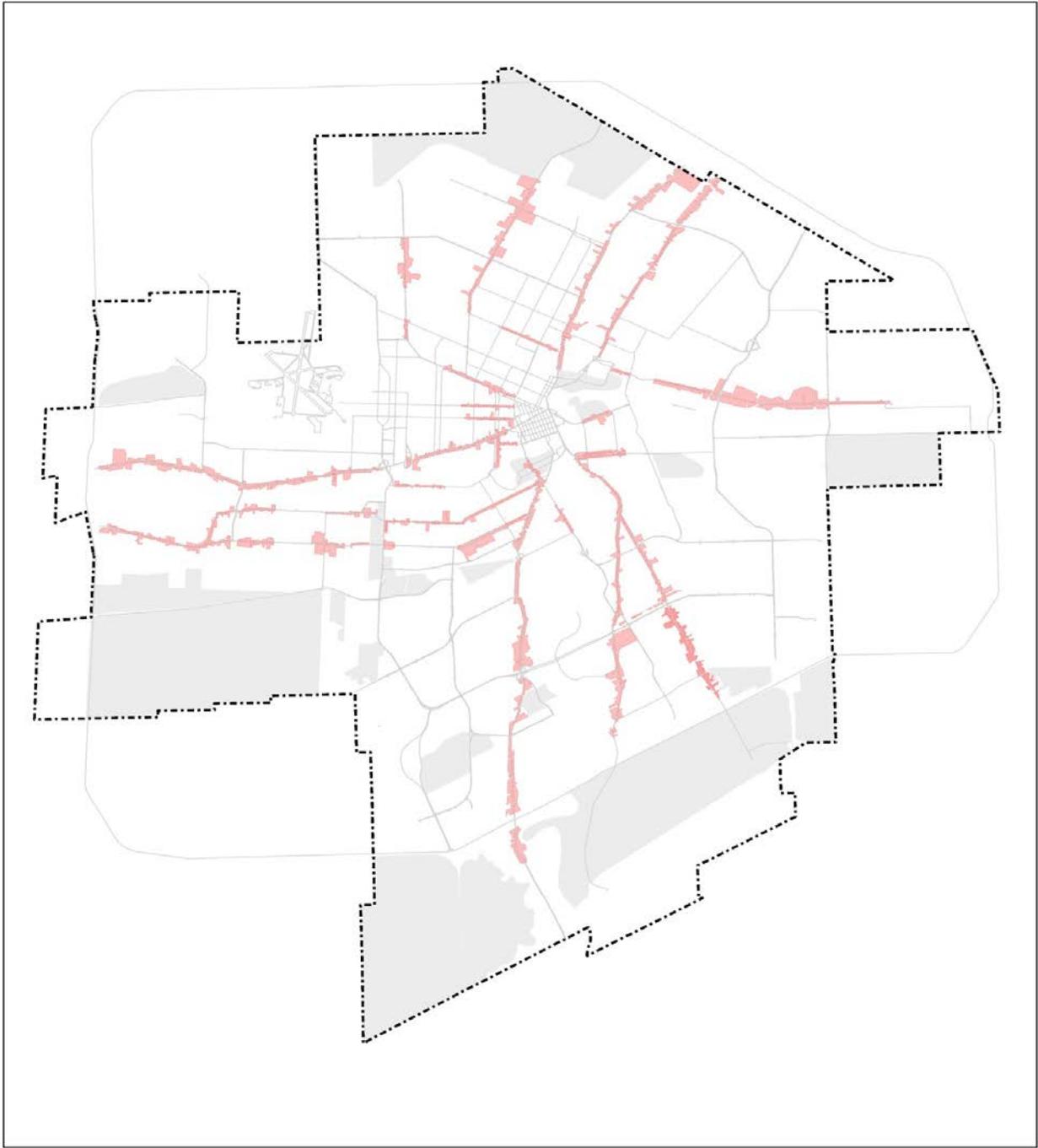


Description of assessment criteria

Measure	Variable	Data source
PROXIMITY TO EMPLOYMENT	Distance to and total jobs per employment area	Job data is derived from 2011 Census data and updated with building permit data to 2016.
CAPACITIES OF NEARBY SCHOOLS	Distance to and capacities of nearby elementary and junior high schools	School capacity data derived from the Schools Finance Branch, Manitoba Education and Training
PROXIMITY TO PARKS	Percentage of site area within 400m of existing parks	Park data derived from the Public Works Department.
RECENT DEVELOPMENT ACTIVITY	Permits issued for number of new residential units within the study area and extending out to a distance of 200m from January 1, 2011 to December 31, 2018.	City of Winnipeg building permit data
VALUE PER ACRE	Assessed property value per acre	Information derived from City assessment data
TRANSIT QUALITY - INFILL	Distance to a bus stop (< 500m) and transit frequency	Assessment of transit quality derived from the study "Measuring Winnipeggers' Convenient Access to Public Transit", developed by the International Institute for Sustainable Development and updated to assign scores to the Southwest Rapid Transit Corridor.
BICYCLE LEVEL OF SERVICE	Road density, road connectivity, topography, permeability, and population/employment density, comprising a Bicycle Level of Service score	Bicycle Level of Service scores derived from Map 2.9 of the Pedestrian and Cycling Strategies
WALKABILITY	Intersections per hectare and sidewalk coverage	Intersection density derived from GIS data. Sidewalk coverage scores derived from Map 2.2 of the Pedestrian and Cycling Strategies
VEHICULAR CONGESTION	Ratio of AM peak vehicle hours traveled to free flowing vehicle miles traveled	Data provided by Public Works and derived from their travel demand model. "Vehicle hours traveled" is the hours traveled by each vehicle during a given time period multiplied by the number of vehicles on that segment of roadway. The score for each WATS district is informed by all model links originating in that district. "AM Peak" represents the highest one hour AM peak period, while "free flowing" represents free flowing speed condition (i.e. vehicles traveling the speed limit).



ACADEMY

Assessment criteria

Criteria	Scoring			
Proximity to employment	○	○	○	○
Capacities of nearby schools	○	○	○	○
Proximity to parks	○	○	○	○
Recent development activity	○	○		
Transit quality - infill	○	○	○	
Bicycle level of service	○	○	○	○
Walkability	○	○	○	
Vehicular congestion	○	○	○	
Assessed value per acre	○	○	○	

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

- + Proximity to Wellington Cr and Assiniboine Park, still relatively close to downtown
- + Presence of a BIZ zone to promote commercial development
- + Academy Rd PDO clarifies design expectations

- Many properties immediately adjacent to the corridor are flanking, limiting development potential
- The existing Academy Rd PDO only makes provisions for commercial development
- Not proposed to be part of the Primary Transit Network
- Limited pre-existing diversity of housing types

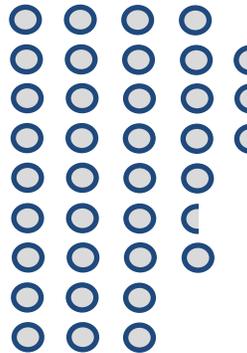
BROADWAY

Assessment criteria

Criteria

- Proximity to employment
- Capacities of nearby schools
- Proximity to parks
- Recent development activity
- Transit quality - infill
- Bicycle level of service
- Walkability
- Vehicular congestion
- Assessed value per acre

Scoring



Wastewater treatment plant

North End

Sewer type

Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

- + Proximity to downtown, University of Winnipeg, popular Sherbrook commercial amenities
- + A number of surface parking lots in the area offer redevelopment potential
- + Good pre-existing diversity of existing housing types
- + Part of the proposed Primary Transit Network
- + Presence of a BIZ zone to promote commercial development
- + Connectivity with Sherbrook corridor
- + Neighbourhood Main Streets PDO clarifies design expectations

CORYDON - HARROW TO KENASTON

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○
Transit quality - infill	○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○ ○
Assessed value per acre	○

Wastewater treatment plant

North End

Sewer type

Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

+ May be opportunities for small scale intensification on corner lots

+ Part of the proposed Primary Transit Network

- Limited pre-existing diversity of housing types

- Many properties immediately adjacent to the corridor are flanking, limiting development potential

CORYDON VILLAGE

Assessment criteria

Criteria	Scoring				
Proximity to employment	○	○	○	○	○
Capacities of nearby schools	○	○	○	○	○
Proximity to parks	○	○	○	○	○
Recent development activity	○	○	○		
Transit quality - infill	○	○	○	○	○
Bicycle level of service	○	○	○	○	
Walkability	○	○	○	○	○
Vehicular congestion	○	○	○	○	
Assessed value per acre	○	○	○	○	○

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Part of the proposed Primary Transit Network
- + Close to popular commercial amenities of Corydon Village, Osborne Village
- + East end has good proximity to rapid transit
- + Corydon-Osborne Area Plan provides additional clarity on development expectations
- + Connectivity with Osborne Village, Pembina, and South Osborne corridors
- + Neighbourhood Main Streets and Corydon-Osborne PDOs clarify design expectations

DOWNTOWN TRANSCONA

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○
Capacities of nearby schools	○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○ ○
Transit quality - infill	○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○ ○ ○ ○

Wastewater treatment plant Sewer type

North End
Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Part of the proposed Primary Transit Network
- + Downtown Transcona PDO clarifies design expectations

- The significant amounts of recent development activity in the Transcona West area may limit the market for additional multifamily development

ELLICE

Assessment criteria

Criteria	Scoring				
Proximity to employment	○	○	○	○	○
Capacities of nearby schools	○	○	○		
Proximity to parks	○	○	○	○	○
Recent development activity	○	○	○		
Transit quality - infill	○	○	○	○	○
Bicycle level of service	○	○	○	○	
Walkability	○	○	○	○	○
Vehicular congestion	○	○	○	○	○
Assessed value per acre	○	○			

Wastewater treatment plant Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to downtown
- + Good pre-existing diversity of existing housing types
- + Presence of a BIZ zone to promote commercial development
- + Part of the proposed Primary Transit Network
- + Neighbourhood Main Streets PDO clarifies design expectations

GRANT - CAMBRIDGE TO KENASTON

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○
Transit quality - infill	○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○ ○
Assessed value per acre	○

Wastewater treatment plant

North End

Sewer type

Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + May be opportunities for small scale intensification on corner lots
- + Part of the proposed Primary Transit Network
- + Adjacent to the Kapyong Barracks Major Redevelopment Site

- Limited pre-existing diversity of housing types
- Many properties immediately adjacent to the corridor are flanking, limiting development potential

GRANT - KENASTON TO ROBLIN

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○
Transit quality - infill	○ ○
Bicycle level of service	○ ○ ○
Walkability	○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○

Wastewater treatment plant Sewer type

North End and West End
Combined and Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Very limited capacity in the West End wastewater treatment plant with no plans currently in place to upgrade it.

East of Edgeland Blvd, this Corridor discharges to the North End plant; west, it discharges to the West End plant.

East of Edgeland Blvd, this Corridor is serviced with a combined sewer system; west, it is serviced with a separated system.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Assiniboine Forest and Park
- + Part of the proposed Primary Transit Network to Bill Clement Parkway
- + Adjacent to the Kapyong Barracks Major Redevelopment Site
- + There are otherwise limited opportunities for new multifamily development in Charleswood

- Limited pre-existing diversity of housing types

GRANT - PEMBINA TO CAMBRIDGE

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○ ○
Walkability	○ ○ ○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○ ○ ○

Wastewater treatment plant Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

+ Part of the proposed Primary Transit Network

+ High amount of pre-existing multifamily development

+ Connectivity with Pembina corridor

- Limited development opportunity with much of the corridor already built-out with high rise apartment buildings

HENDERSON - CHIEF PEGUIS TO BOUNDARY

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ◐
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○
Transit quality - infill	○ ○ ◐
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○ ◐
Vehicular congestion	○ ◐
Assessed value per acre	○ ○ ○

Wastewater treatment plant
Sewer type

North End
Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

- + Proximity to river
- + High amount of pre-existing multifamily development
- + Opportunities remain to redevelop existing undeveloped sites
- + Part of the proposed Primary Transit Network

- Narrow river lots can be challenging to develop

HENDERSON - DISRAELI TO CHIEF PEGUIS

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○
Assessed value per acre	○ ○

Wastewater treatment plant Sewer type

North End
Combined and Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

South of Springfield Rd, this Corridor is serviced with a combined sewer system; north, it is serviced with a separated system.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to river
- + Opportunity to intensify existing low density residential uses
- + Part of the proposed Primary Transit Network
- + Good pre-existing diversity of existing housing types in certain areas

- Narrow river lots can be challenging to develop
- Many lots are relatively shallow, limiting redevelopment potential

KEEWATIN - NOTRE DAME TO UNDERPASS

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ◐
Capacities of nearby schools	○ ○ ○ ○ ◐
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○
Walkability	○ ○ ○ ◐
Vehicular congestion	○ ○ ○ ○ ○
Assessed value per acre	○ ◐

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Good proximity to employment growth in the northwest
- + Good proximity to Red River College
- + Part of the proposed Primary Transit Network

- Most lots are relatively shallow, limiting redevelopment potential

KEEWATIN - UNDERPASS TO INKSTER

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○
Capacities of nearby schools	○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○
Transit quality - infill	○ ○
Bicycle level of service	○ ○
Walkability	○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○

Wastewater treatment plant Sewer type

North End
Combined and Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

On the east side of Keewatin, this Corridor is serviced with a combined sewer system; on the west side, it is serviced with a separated system.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Good proximity to employment growth in the northwest
- + Good proximity to Red River College
- + Part of the proposed Primary Transit Network

MAIN - DOWNTOWN TO KILDONAN PARK

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○ ○
Bicycle level of service	○ ○ ○
Walkability	○ ○ ○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○ ○

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Significant offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to downtown on one end, proximity to Kildonan Park on the other
- + Planned rapid transit route as per proposed Primary Transit Network
- + Wide right-of-way could be conducive for streetscaping improvements
- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Neighbourhood Main Streets PDO at south end clarifies design expectations
- Most lots are relatively shallow, limiting redevelopment potential

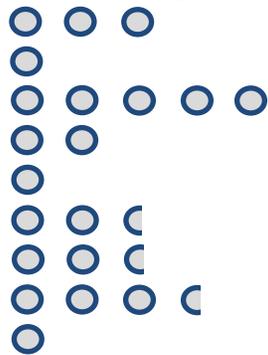
MAIN - KILDONAN PARK TO BOUNDARY

Assessment criteria

Criteria

- Proximity to employment
- Capacities of nearby schools
- Proximity to parks
- Recent development activity
- Transit quality - infill
- Bicycle level of service
- Walkability
- Vehicular congestion
- Assessed value per acre

Scoring



Wastewater treatment plant Sewer type

North End
Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Larger lots are conducive to redevelopment
- + Wide right-of-way could be conducive for streetscaping improvements
- + Proximity to Kildonan Park on the south end
- + Part of the Primary Transit Network

- Limited redevelopment potential

MARION AND GOULET

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ◐
Transit quality - infill	○ ○ ○ ◐
Bicycle level of service	○ ○ ○ ◐
Walkability	○ ○ ○ ○
Vehicular congestion	○ ◐
Assessed value per acre	○ ○ ○ ◐

Wastewater treatment plant

North End

Sewer type

Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Downtown
- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Part of the proposed Primary Transit Network
- + East end has good proximity to the Public Markets Major Redevelopment Site

MCPHILLIPS - INKSTER TO BOUNDARY

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○
Capacities of nearby schools	
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○
Walkability	○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

East side of McPhillips Rd south of Leila Av, this Corridor is serviced with a combined sewer system; elsewhere, it is serviced with a separated system.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Large auto-oriented commercial sites could be intensified
- + Proximity to commercial uses, including Regional Mixed Use Centre at Leila and McPhillips
- + Good proximity to employment growth in the northwest
- + Part of the proposed Primary Transit Network

MCPHILLIPS - SELKIRK TO INKSTER

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○
Transit quality - infill	○ ○ ○ ○
Bicycle level of service	○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○

Wastewater treatment plant

North End

Sewer type

Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

- + Opportunity to accommodate small scale intensification in existing low density residential uses
- + Part of the Primary Transit Network
- Most lots are shallow and narrow, limiting redevelopment potential
- Limited commercial uses

NAIRN - LOUISE BRIDGE TO OVERPASS

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○ ○
Walkability	○ ○ ○ ○ ○
Vehicular congestion	○ ○
Assessed value per acre	○ ○

Wastewater treatment plant

North End

Sewer type

Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to river
- + Proximity to downtown, South Point Douglas Major Redevelopment Site
- + Planned rapid transit route as per proposed Primary Transit Network
- + Good pre-existing diversity of existing housing types

NAIRN - OVERPASS TO PANET

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○ ○
Walkability	○ ○ ○
Vehicular congestion	○ ○
Assessed value per acre	○ ○

Wastewater treatment plant

North End

Sewer type

Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Planned rapid transit route as per proposed Primary Transit Network
- + Proximity to commercial uses, including Regional Mixed Use Centre at Lagimodiere and Regent

- Most lots on the north side of the corridor are shallow and narrow, limiting redevelopment potential
- Designated Employment Lands to the south may create land use conflicts with residential uses

NOTRE DAME

Assessment criteria

Criteria	Scoring				
Proximity to employment	○	○	○	○	○
Capacities of nearby schools	○	○	○	○	○
Proximity to parks	○	○	○	○	○
Recent development activity	○	○			
Transit quality - infill	○	○	○	○	○
Bicycle level of service	○	○	○		
Walkability	○	○	○	○	○
Vehicular congestion	○	○	○	○	○
Assessed value per acre	○	○			

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Downtown, HSC
- + Part of the proposed Primary Transit Network
- + Existing West Alexander-Centennial Secondary Plan provides additional clarity on development expectations
- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + West Alexander-Centennial PDO clarifies design expectations on north side

OSBORNE VILLAGE

Assessment criteria

Criteria	Scoring			
Proximity to employment	○	○	○	○
Capacities of nearby schools	○	○	○	○
Proximity to parks	○	○	○	○
Recent development activity	○	○	○	○
Transit quality - infill	○	○	○	○
Bicycle level of service	○	○	○	○
Walkability	○	○	○	○
Vehicular congestion	○	○	○	○
Assessed value per acre	○	○	○	○

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to downtown
- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Part of the proposed Primary Transit Network
- + Close to popular commercial amenities of Corydon Village, Osborne Village
- + South end has good proximity to rapid transit
- + Corydon-Osborne Area Plan and Osborne Village Neighbourhood Plan provides additional clarity on development expectations
- + Connectivity with Corydon Village, Pembina, and South Osborne corridors
- + Neighbourhood Main Streets and Corydon-Osborne PDO clarify design expectations

PEMBINA - CHEVRIER TO BOUNDARY

Assessment criteria

Criteria	Scoring			
Proximity to employment	○	○	○	
Capacities of nearby schools	○	○	○	○
Proximity to parks	○	○	○	○
Recent development activity	○	○	○	
Transit quality - infill	○	○	○	
Bicycle level of service	○	○	○	
Walkability	○	○		
Vehicular congestion	○	○	○	
Assessed value per acre	○	○		

Wastewater treatment plant
Sewer type

South End
Separate

Phasing and servicing comments

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

- + Proximity to the University of Manitoba and need for student housing
- + Presence of a BIZ zone in St Norbert to promote commercial development
- + Large auto-oriented commercial sites could be intensified
- + Proximity to rapid transit
- + Part of the Primary Transit Network
- + Wide right-of-way could be conducive for streetscaping improvements
- + St Norbert PDO clarifies design expectations

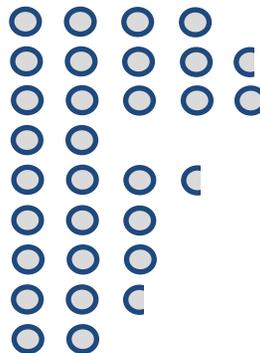
PEMBINA - JUBILEE TO CHEVRIER

Assessment criteria

Criteria

- Proximity to employment
- Capacities of nearby schools
- Proximity to parks
- Recent development activity
- Transit quality - infill
- Bicycle level of service
- Walkability
- Vehicular congestion
- Assessed value per acre

Scoring



Wastewater treatment plant

South End

Sewer type

Separate

Phasing and servicing comments

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

- + Proximity to rapid transit
- + Part of the Primary Transit Network
- + Wide right-of-way could be conducive for streetscaping improvements

PEMBINA - OSBORNE TO JUBILEE

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○ ○
Walkability	○ ○ ○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○ ○

Wastewater treatment plant Sewer type

North End and South End
Combined and Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

North of Jessie Ave, this Corridor discharges to the North End plant; south of Jessie Ave, it discharges to the South End plant.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to rapid transit at north and south ends of the corridor
- + Part of the Primary Transit Network
- + Wide right-of-way could be conducive for streetscaping improvements
- + Close to popular commercial amenities of Corydon Village, Osborne Village
- + Corydon-Osborne Area Plan and Osborne Village Neighbourhood Plan provides additional clarity on development expectations
- + Proximity to downtown

- + Connectivity with Corydon Village, South Osborne, and Osborne Village corridors
- + Corydon-Osborne PDO clarifies design expectations at north end

- Irregular lot dimensions on east side of Pembina may hinder redevelopment

PORTAGE - DOWNTOWN TO POLO PARK

Assessment criteria

Criteria	Scoring				
Proximity to employment	○	○	○	○	○
Capacities of nearby schools	○	○	○	○	○
Proximity to parks	○	○	○	○	○
Recent development activity	○	○	○	○	○
Transit quality - infill	○	○	○	○	○
Bicycle level of service	○	○	○	○	○
Walkability	○	○	○	○	○
Vehicular congestion	○	○	○	○	○
Assessed value per acre	○	○	○	○	○

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal to moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to downtown to the east, proximity to Polo Park Regional Mixed Use Centre to the west
- + Planned rapid transit route as per proposed Primary Transit Network
- + Proximity to Sherbrook and Broadway corridors
- + Wide right-of-way could be conducive for streetscaping improvements
- + Presence of a BIZ zone to promote commercial development

- Most lots are relatively shallow, limiting redevelopment potential
- An eventual third airport runway may limit development potential in the long term

PORTAGE - MOUNT ROYAL TO BOUNDARY

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○
Walkability	○ ○ ○
Vehicular congestion	○ ○ ○ ○ ○
Assessed value per acre	○ ○

Wastewater treatment plant Sewer type

West End
Combined and Separate

Phasing and servicing comments

Very limited capacity in the West End wastewater treatment plant with no plans currently in place to upgrade it.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

East of Olive St, this Corridor is serviced with a combined sewer system; west of Olive St, it is serviced with a separated system.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Large auto-oriented commercial sites could be intensified
- + Part of the Primary Transit Network
- + Wide right-of-way could be conducive for streetscaping improvements
- + Good pre-existing diversity of existing multifamily housing

PORTAGE - ROUTE 90 TO MOUNT ROYAL

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○ ○

Wastewater treatment plant Sewer type

North End and West End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Very limited capacity in the West End wastewater treatment plant with no plans currently in place to upgrade it.

West of Lyle St, this Corridor discharges to the West End plant; east of Lyle St, it discharges to the North End plant.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Polo Park Regional Mixed Use Centre to the east
- + Proximity to Assiniboine Park
- + Planned rapid transit route as per proposed Primary Transit Network
- + Wide right-of-way could be conducive for streetscaping improvements
- + Presence of a BIZ zone to promote commercial development

- Most lots are relatively shallow, limiting redevelopment potential

- Residential development is currently restricted by the Airport Vicinity Protection Area

PROVENCHER

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○
Assessed value per acre	○ ○

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to downtown
- + Proximity to St Boniface College
- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Part of the proposed Primary Transit Network
- + North St Boniface Secondary Plan provides additional clarity on development expectations
- + Boulevard Provencher PDO clarifies design expectations

REGENT - PANET TO PLESSIS

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○
Recent development activity	○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○
Walkability	○ ○
Vehicular congestion	○ ○ ○
Assessed value per acre	○ ○

Wastewater treatment plant Sewer type

North End
Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Kildonan Place Regional Mixed Use Centre
- + Planned rapid transit route to Lagimodiere as per proposed Primary Transit Network
- + Wide right-of-way could be conducive for streetscaping improvements

- No existing residential context
- Extremely car oriented in existing design

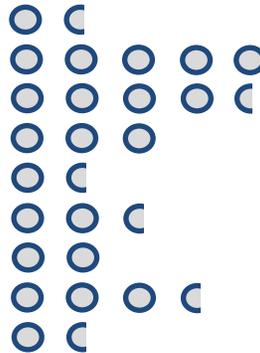
ROBLIN - GRANT TO BOUNDARY

Assessment criteria

Criteria

- Proximity to employment
- Capacities of nearby schools
- Proximity to parks
- Recent development activity
- Transit quality - infill
- Bicycle level of service
- Walkability
- Vehicular congestion
- Assessed value per acre

Scoring



Wastewater treatment plant Sewer type

West End
Separate

Phasing and servicing comments

Very limited capacity in the West End wastewater treatment plant with no plans currently in place to upgrade it.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

+ There are otherwise limited opportunities for new multifamily development in Charleswood

- Limited pre-existing diversity of housing types
- Not part of the proposed Primary Transit Network

ROBLIN - KENASTON TO GRANT

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○
Transit quality - infill	○
Bicycle level of service	○ ○ ○
Walkability	○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○ ○

Wastewater treatment plant Sewer type

North End and West End
Combined and Separate

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Very limited capacity in the West End wastewater treatment plant with no plans currently in place to upgrade it.

West of Park Blvd N, this Corridor discharges to the West End plant; east of Park Blvd N, it discharges to the North End plant.

West of Park Blvd N, this Corridor is serviced by a combined sewer system; east of Park Blvd N, it is serviced by a separated system.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Assiniboine Park and Forest
- + Proximity to Kapyong Barracks Major Redevelopment Site at east
- + Part of the Primary Transit Network up to Assiniboine Park
- + There are otherwise limited opportunities for new multifamily development in Charleswood

- Limited pre-existing diversity of housing types
- Not part of the proposed Primary Transit Network past Assiniboine Park

SARGENT

Assessment criteria

Criteria	Scoring				
Proximity to employment	○	○	○	○	○
Capacities of nearby schools	○	○	○		
Proximity to parks	○	○	○	○	○
Recent development activity	○	○	○		
Transit quality - infill	○	○	○	○	○
Bicycle level of service	○	○	○		
Walkability	○	○	○	○	○
Vehicular congestion	○	○	○	○	○
Assessed value per acre	○	○	○		

Wastewater treatment plant
Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

There does not appear to be significant constraints to local water distribution.

Other strengths and weaknesses

- + Proximity to downtown
- + Good pre-existing diversity of existing housing types
- + Presence of a BIZ zone to promote commercial development
- + Part of the proposed Primary Transit Network
- + Neighbourhood Main Streets PDO clarifies design expectations

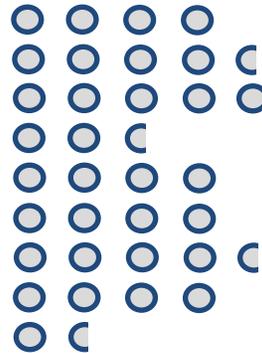
SELKIRK

Assessment criteria

Criteria

- Proximity to employment
- Capacities of nearby schools
- Proximity to parks
- Recent development activity
- Transit quality - infill
- Bicycle level of service
- Walkability
- Vehicular congestion
- Assessed value per acre

Scoring



Wastewater treatment plant Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Good pre-existing diversity of existing housing types
- + Presence of a BIZ zone to promote commercial development
- + Part of the proposed Primary Transit Network
- + Connectivity with Main St corridor
- + Neighbourhood Main Streets PDO clarifies design expectations

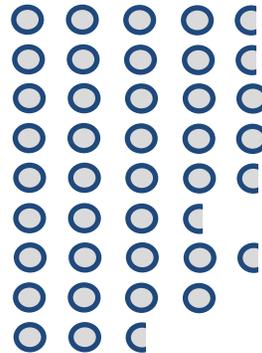
SHERBROOK

Assessment criteria

Criteria

- Proximity to employment
- Capacities of nearby schools
- Proximity to parks
- Recent development activity
- Transit quality - infill
- Bicycle level of service
- Walkability
- Vehicular congestion
- Assessed value per acre

Scoring



Wastewater treatment plant Sewer type

North End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to downtown
- + Good pre-existing diversity of existing housing types
- + Presence of a BIZ zone to promote commercial development
- + Part of the proposed Primary Transit Network
- + Home to popular commercial amenities
- + Connectivity with Academy, Broadway, and Portage corridors
- + Neighbourhood Main Streets PDO clarifies design expectations

SOUTH OSBORNE

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○
Transit quality - infill	○ ○ ○ ○
Bicycle level of service	○ ○ ○ ○ ○
Walkability	○ ○ ○ ○ ○
Vehicular congestion	○ ○ ○ ○
Assessed value per acre	○ ○

Wastewater treatment plant
Sewer type

South End
Combined

Phasing and servicing comments

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to rapid transit at Osborne Station. Otherwise part of the proposed Primary Transit Network.
- + Presence of a BIZ zone to promote commercial development
- + Home to popular commercial amenities
- + Proximity to river
- + Connectivity with Corydon Village, Osborne Village corridors
- + Neighbourhood Main Streets PDO clarifies design expectations

ST ANNE'S - BISHOP GRANDIN TO BOUNDARY

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○
Vehicular congestion	○ ○
Assessed value per acre	○ ○

Wastewater treatment plant
Sewer type

South End
Separate

Phasing and servicing comments

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Minimal offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Seine river
- + High amount of pre-existing multifamily development
- + Opportunities remain to redevelop existing underdeveloped sites
- + Part of the proposed Primary Transit Network

- Narrow river lots can be challenging to develop

ST ANNE'S - ST MARY'S TO BISHOP GRANDIN

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○ ○
Vehicular congestion	○
Assessed value per acre	○ ○

Wastewater treatment plant

South End

Sewer type

Combined

Phasing and servicing comments

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Presence of a BIZ zone between St Mary's Rd and Fermor Ave to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Part of the proposed Primary Transit Network
- + Good pre-existing diversity of existing multifamily housing
- + Connectivity with St Mary's corridor

ST MARY'S - BISHOP GRANDIN TO BOUNDARY

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○
Capacities of nearby schools	○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○ ○ ○
Transit quality - infill	○ ○
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○ ○
Vehicular congestion	○ ○
Assessed value per acre	○ ○ ○ ○

Wastewater treatment plant Sewer type

South End
Separate

Phasing and servicing comments

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

There does not appear to be significant constraints to local wastewater collection and land drainage in the separated system.

Moderate offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to St Vital Mall Regional Mixed Use Centre
- + High amount of pre-existing multifamily development
- + Planned rapid transit route as per proposed Primary Transit Network

- Rearage lots preclude development opportunities

ST MARY'S - DOWNTOWN TO BISHOP GRANDIN

Assessment criteria

Criteria	Scoring
Proximity to employment	○ ○ ○ ○ ○
Capacities of nearby schools	○ ○ ○ ○ ○
Proximity to parks	○ ○ ○ ○ ○
Recent development activity	○ ○ ○
Transit quality - infill	○ ○ ○
Bicycle level of service	○ ○ ○ ○
Walkability	○ ○ ○ ○
Vehicular congestion	○ ○
Assessed value per acre	○ ○

Wastewater treatment plant Sewer type

North End and South End
Combined

Phasing and servicing comments

Unknown timeline and financing of required North End wastewater treatment plant upgrades.

South End wastewater treatment plant currently undergoing upgrades to increase treatment capacity.

North of Coniston St, this Corridor discharges to the North End plant; south of Coniston St, it discharges to the South End plant.

Its location within a combined sewer area means new development outflows (land drainage and wastewater) will be limited due to the City's Environment Act license. This may increase the costs of development, depending on factors such as site size, amount of hardscaped area, and extent of intensification.

Significant offsite improvements to local water distribution system may be required to service this area.

Other strengths and weaknesses

- + Proximity to Downtown
- + Presence of a BIZ zone to promote commercial development
- + Good pre-existing diversity of existing housing types
- + Planned rapid transit route as per proposed Primary Transit Network
- + Good pre-existing diversity of existing multifamily housing
- + Opportunity to intensify existing low density residential uses
- + Connectivity with Marion/Goulet and St Anne's corridors

- Flankage lots close to Marion St offer limited redevelopment potential