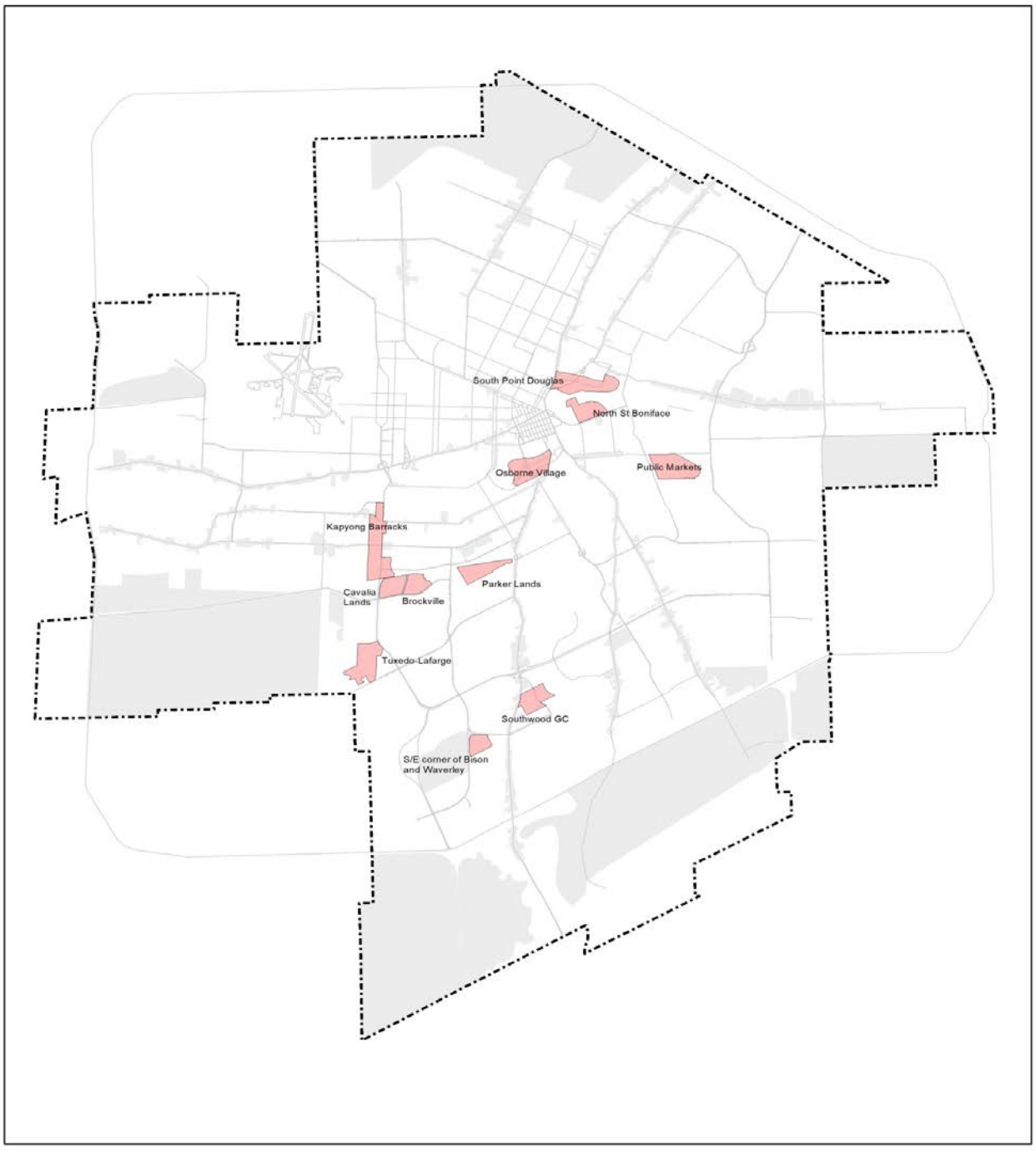
Desciption of assessment criteria

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.
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.
SITE CONNECTIVITY AND CONTIGUITY	Opportunities to extend existing adjacent roads into the study area	Location of roads derived from GIS data.
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).


South Point Douglas
North St Boniface
Osborne Village
Public Markets
Kapyong Barracks
Parker Lands
Cavalia Lands
Brockville
Tuxedo-Lafarge
Southwood GC
S/E corner of Bison and Waverley

BROCKVILLE

Potential total units at full build out	500
Potential population at full build out	1,250
Wastewater treatment plant	South End
Local area plan approved?	No

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

Full build-out may be constrained prior to completion of Southwest wastewater interceptor improvements; subject to further study.

Local wastewater may need to be extended a significant distance, at the developer's expense.

Minimal offsite improvements may be required to the existing surrounding local water distribution system.

Other strengths and weaknesses

+ Proximity to Kenaston/Sterling Lyon Regional Mixed Use Centre
+ Established precedent for multifamily development may limit land use conflict

- Limited existing residential amenities, given that it is a former industrial area
- Proximity to existing designated industrial areas

CAVALIA LANDS

Potential total units at full build out	430
Potential population at full build out	1,075
Wastewater treatment plant	South End
Local area plan approved?	No

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

Full build-out may be constrained prior to completion of Southwest wastewater interceptor improvements; subject to further study.

Local wastewater may need to be extended a significant distance, at the developer's expense.

Minimal offsite improvements may be required to the existing surrounding local water distribution system.

Other strengths and weaknesses

+ Proximity to Kenaston/Sterling Lyon Regional Mixed Use Centre
+ Kenaston is part of the proposed Primary Transit Network

- Currently designated for industrial uses
- No existing residential amenities, given that it is an existing industrial area
- Site contamination issues

KAPYONG BARRACKS

Potential total units at full build out	2,100
Potential population at full build out	5,300
Wastewater treatment plant	North End
Local area plan approved?	No

Assessment criteria

Criteria	Scoring
Proximity to employment	
Proximity to future employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

Opportunity to separate the combined sewer system when planned Route 90 improvements are implemented.

Significant offsite improvements may be required to the existing surrounding local water distribution system.

Other strengths and weaknesses

+ Enabling First Nations development will help the City work towards its reconcilitation goals.
+ Kenaston is part of the proposed Primary Transit Network
+ Likely limited to no contamination issues

- The scale of the Kenaston widening project may render connectivity between the two sides of the site challenging.

NORTH ST BONIFACE

Potential total units at full build out	Hard to forecast - incremental growth
Potential population at full build out	
Wastewater treatment plant	North End
Local area plan approved?	Yes

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

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, Provencher corridor, river, St Boniface College, Whittier Park
+ Provencher is part of the proposed Primary Transit Network
+ Existing residential uses and amenities
+ Existing North St Boniface Secondary Plan clarifies design expectations

OSBORNE VILLAGE

Potential total units at full build out	Hard to forecast - incremental growth
Potential population at full build out	
Wastewater treatment plant	North End
Local area plan approved?	Yes

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

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 may be required to the existing surrounding local water distribution system.

Other strengths and weaknesses

+ Proximity to downtown, Osborne, Corydon, Pembina, and South Osborne corridors, rapid transit, river
+ Osborne, Pembina, and Corydon are part of the proposed Primary Transit Network
+ Existing residential uses and amenities
+ Existing Osborne Village and Corydon-Osborne secondary plans clarify design expectations

- Limited number of vacant sites

PARKER LANDS

Potential total units at full build out	1,500
Potential population at full build out	3,750
Wastewater treatment plant	South End
Local area plan approved?	In progress

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

There do not appear to be significant local wastewater collection challenges following separation of the nearby combined sewer area.

Moderate offsite improvements may be required to the existing surrounding local water distribution system.

Other strengths and weaknesses

+ Proxmity to rapid transit
+ Likely limited to no contamination issues

- Constrained site connectivity to the north.

PUBLIC MARKETS

Potential total units at full build out	1,500
Potential population at full build out	3,750
Wastewater treatment plant	North End
Local area plan approved?	In progress

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

Regional and local wastewater and land drainage dependent on the separation of the Mission combined sewer area.

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

Other strengths and weaknesses

+ Proximity to Marion/Goulet corridor

+ Reasonable proximity to downtown

+ Low scores for existing park proximity and walkability can be improved upon through site design.

- Limited existing residential amenities, given that it is an existing industrial area. Focusing residential development along the west side as much as possible would mitigate this issue

- Challenging to accommodate residential development in proximity to existing industrial uses without creating land use conflict

- Constrained site access

- Site contamination issues

SOUTHEAST CORNER OF BISON & WAVERLEY

Potential total units at full build out	1,000
Potential population at full build out	2,500
Wastewater treatment plant	South End
Local area plan approved?	No

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

Full build-out may be constrained prior to completion of Southwest wastewater interceptor improvements; subject to further study.

Local wastewater may rely on the extension of a wastewater interceptor at Waverley St and Sandusky Dr in conjunction with Waverley West B, at the developer's expense.

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

Other strengths and weaknesses

+ Proximity to University of Manitoba and Victoria Hospital

+ Low scores for existing bicycle level of service and walkability can be improved upon through site design

+ Waverley/Bison Dr part of the proposed Primary Transit Network

+ Adjacent to existing multifamily development should limit land use conflict

SOUTH POINT DOUGLAS

Potential total units at full build out	3,700
Potential population at full build out	9,250
Wastewater treatment plant	North End
Local area plan approved?	No

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

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 may be required to the existing surrounding local water distribution system.

Other strengths and weaknesses

+ Proximity to downtown
+ Proximity to planned rapid transit corridor
+ Proximity to river

- Site contamination issues
- Proximity to rail line may limit development
- Existing operational industrial uses may create land use conflicts

SOUTHWOOD GOLF COURSE

Potential total units at full build out	4,500
Potential population at full build out	11,250
Wastewater treatment plant	South End
Local area plan approved?	In progress

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

Full build-out may be limited pending completion of Southwest Interceptor upgrades; further study required.

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

Other strengths and weaknesses

+ Low scores for existing park proximity and walkability can be improved upon through site design.
+ Proximity to University of Manitoba, rapid transit, Victoria Hospital
+ Likely limited to no contamination issues
+ Proximity to Pembina corridor

TUXEDO/LAFARGE

Potential total units at full build out	2,700
Potential population at full build out	6,750
Wastewater treatment plant	South End
Local area plan approved?	No

Assessment criteria

Criteria	Scoring
Proximity to employment	
Capacities of nearby schools	
Proximity to existing parks	
Transit quality - infill	
Site connectivity and contiguity	
Bicycle level of service	
Existing walkability	
Vehicular congestion	

Phasing and servicing comments

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

Requires an extension of the Kenaston Blvd wastewater interceptor.

Full build-out may be constrained prior to completion of Southwest wastewater interceptor improvements; subject to further study.

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

Other strengths and weaknesses

+ Proximity to Kenaston/McGillivray Regional Mixed Use Centre

+ Proximity to FortWhyte Alive

+ Kenaston is part of the proposed Primary Transit Network

+ Low scores for existing park proximity and walkability can be improved upon through site design.

- Limited existing residential amenities, given that it is an existing industrial area

- Challenging to accommodate residential development in proximity to existing industrial uses without creating land use conflict

- Constrained site access

- Site contamination issues