

Growth Management Evaluation of Four ASP Areas

**Prioritizing Growth  
In Developing Areas**

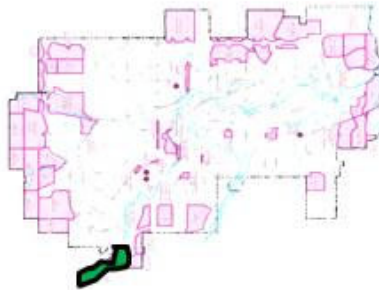
**Comparative Evaluation and Fact Sheet**

**Dec 2013**

**Sequenced  
Order**

**17**  
of 24

**West Regional  
Context Study  
Cell B**



Key Stats	Total
Area	415 ha
Population	11,310
Future Jobs	1,100
Build-Out	11 yrs
Incremental Capital:	
• Linear Utilities	\$ 22 M
• Transp. Rec, Library, Police, Fire	\$ 23 M
Ranking of Operating Impact:	43rd percentile
(Cumulative Net @ yr 10)	

**Proposed Recommendations**

Low priority for immediate growth.

Current City funding for infrastructure is better allocated to other higher priority growth areas.

Low priority for policy development.

**Rationale**

- Relatively low population and jobs
- Low infrastructure costs
- West Memorial sanitary trunk requires upgrade

**Criteria Scoring and Comparative Evaluation**

Criteria	Weighting	Score	Relative Strength or Weakness	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
Access to Transit	15%	1.00	↓ -47%	15%	15%	10%	10%	10%	5%	5%
Capacity of Existing Infrastructure	15%	3.20	↑ 25%	15%	15%	10%	10%	10%	5%	5%
City-Funded Costs	15%	3.13	2%	15%	15%	10%	10%	10%	5%	5%
Readiness to Proceed	15%	4.50	7%	15%	15%	10%	10%	10%	5%	5%
Employment Opportunities	10%	1.20	↓ -46%	15%	15%	10%	10%	10%	5%	5%
Community Services in Place	10%	1.55	↓ -14%	15%	15%	10%	10%	10%	5%	5%
Planning in Place (Land Supply)	10%	1.00	↓ -71%	15%	15%	10%	10%	10%	5%	5%
Innovation	5%	3.00		15%	15%	10%	10%	10%	5%	5%
Contiguous Growth (EGS)	5%	4.00	↑ 45%	15%	15%	10%	10%	10%	5%	5%

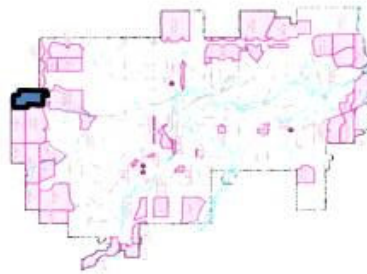
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

Data developed and collected for comparative evaluation of city-wide growth prioritization only and may not be appropriate for other applications.



Corporate Growth Management Project

# Growth Management Evaluation of Four ASP Areas



## North Regional Context Study Cell H

### Key Stats

Area	350 ha
Future Population	8,016
Future Jobs	12,234
Time to Build-Out	20 yrs
Incremental Capital:	
Linear Utilities	\$ 42 M
Transp. Rec, Libraries, Fire, Police	\$ 110 M
Ranking of Operating Impact: (Cumulative Net @ yr 10)	83rd percentile



### Proposed Recommendations

Lower priority for industrial/commercial area growth and allocation of City-funded growth related infrastructure.

### Rationale

- Policy is required for this development of this growth area.
- Large infrastructure costs required

### Criteria Scoring and Comparative Evaluation

Criteria	Weighting	Score	Relative Strength or Weakness
Access to Transit	15%	1.50	-2%
Capacity of Existing Infrastructure	15%	1.50	-37%
City-Funded Costs	15%	3.44	16%
Readiness to Proceed	15%	2.50	-24%
Employment Opportunities	10%	3.04	-5%
Community Services in Place	10%	0.89	-39%
Planning in Place (Land Supply)	10%	1.00	-36%
Innovation	5%	2.00	
Contiguous Growth (EGS)	5%	2.00	-39%

Arrow symbol indicates where criteria score is significantly different than average for all industrial areas (min of +/- 15%)

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Prioritizing Growth In Developing Areas Dec 2013  
 Comparative Evaluation and Fact Sheet

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**North Regional Context Study Cells C (East half) and D**

Key Stats	Total
Area	958 ha
Population	52,200
Future Jobs	6,606
Build-Out	25 yrs
<b>Incremental Capital:</b>	<b>\$ 131 M</b>
• Linear Utilities	
• Transp. Rec. Library, Police, Fire	\$ 86 M
Ranking of Operating Impact:	9th percentile (Cumulative Net @ yr 10)



MDP Alignment Score: **2.29** out of 5

**Proposed Recommendations**  
 Low priority for immediate growth.  
 Current City funding for infrastructure is better allocated to other higher priority growth areas.  
 Low priority for policy development.

**Rationale**

- Large infrastructure costs
- Sage Hill, Evanston and Keystone should build out first

**Criteria Scoring and Comparative Evaluation**

Criteria	Weighting	Score	Relative Strength or Weakness	Deviation from mean
Access to Transit	15%	2.50	32%	←
Capacity of Existing Infrastructure	15%	0.60	-77%	→
City-Funded Costs	15%	2.94	-4%	
Readiness to Proceed	15%	4.50	7%	
Employment Opportunities	10%	2.60	17%	←
Community Services in Place	10%	1.20	-34%	→
Planning in Place (Land Supply)	10%	1.00	-71%	→
Innovation	5%	2.00		
Contiguous Growth (EGS)	5%	2.50	-9%	

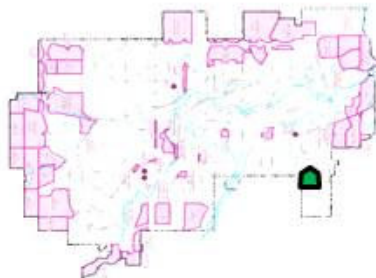
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Prioritizing Growth In Developing Areas Dec 2013  
 Comparative Evaluation and Fact Sheet

**Sequenced Order**  
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 of 24



**Key Stats**

Area: 812 ha  
 Future Population: 42,932  
 Future Jobs: 8,100  
 Time to Build-Out: 19 yrs

**Incremental Capital:**

- Linear Utilities: \$ 196 M
- Transp. Rec, Library, Police, Fire: \$ 89 M

Ranking of Operating Impact: zero percentile (Cumulative Net @ yr 10)

**MDP Alignment Score:**  
**1.98**  
 out of 5

**Proposed Recommendations**

Low priority for immediate growth.  
 Current City funding for infrastructure is better allocated to other higher priority growth areas.  
 Low priority for policy development and transportation issues require clarity (Southwest Ring Road)

**Rationale**

- High infrastructure costs
- Few nearby services

**Criteria Scoring and Comparative Evaluation**

Criteria	Weighting	Score	Relative Strength or Weakness	Deviation from mean
Access to Transit	15%	2.11	11%	
Capacity of Existing Infrastructure	15%	0.50	-80%	
City-Funded Costs	15%	2.87	-6%	
Readiness to Proceed	15%	3.50	-17%	
Employment Opportunities	10%	1.71	-23%	
Community Services in Place	10%	1.37	-24%	
Planning in Place (Land Supply)	10%	1.00	-71%	
Innovation	5%	2.00		
Contiguous Growth (EGS)	5%	2.50	-9%	

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