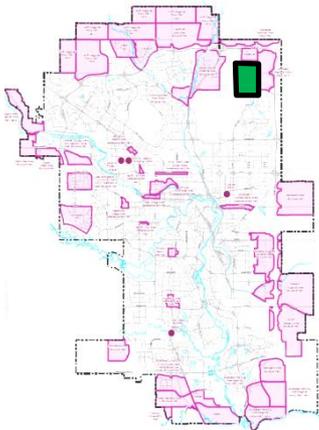


Prioritizing Growth Areas

Comparative Evaluation and Fact Sheet Dec 2013

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Skyview Ranch

Remaining Development

Key Stats	Total	Remaining to develop
Area	424 ha	383 ha
Population	30,800	27,810
Future Jobs	3,900	3,521
Build-Out		10 yrs
Incremental Capital:		
•Linear Utilities		\$ 7 M
•Transp, Rec, Library, Police, Fire		\$ 40 M
Ranking of Operating Impact:		87th percentile
<small>(Cumulative Net @ yr 10)</small>		

Proposed Recommendations

High priority area for growth to continue.

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Good future transit (LRT and BRT).
- Close to northeast employment centres with relatively good access to NE Ring Road.
- Significant infrastructure already in place.
- Skyview Ranch, Redstone and Northeast Regional Policy Plan ASP: A share common leading infrastructure

MDP Alignment Score:
3.32
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation								
Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
15%	15%	15%	15%	10%	10%	10%	5%	5%
3.31	3.90	2.95	4.50	2.96	2.03	5.00	0	2.50
↑ 75%	↑ 53%	-4%	7%	↑ 33%	12%	↑ 46%		-9%

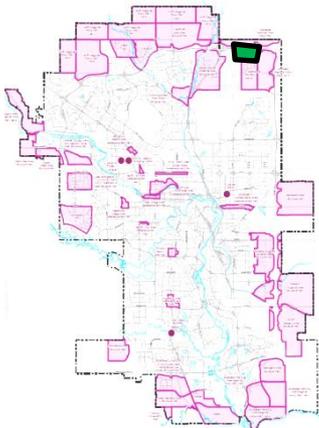
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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

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Redstone

Remaining Development



Key Stats	Total	Remaining to develop
Area	157 ha	76 ha
Population	10,426	5,020
Future Jobs	980	472
Build-Out		3 yrs

Incremental Capital:
 •Linear Utilities \$ 7 M
 •Transp, Rec, Library, Police, Fire \$ 0 M

Ranking of Operating Impact:
 74th percentile
 (Cumulative Net @ yr 10)

Proposed Recommendations

High priority area for growth to continue.

The required City funded infrastructure should be a priority in future departmental capital plans.

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Significant infrastructure already in place.
- Good future transit (LRT)
- Close to employment and good access via Ring Road
- Skyview Ranch, Redstone and Northeast Regional Policy Plan ASP: A share common leading infrastructure

MDP
Alignment
Score:
2.93
out of 5

Criteria
weighting
Score
out of 5

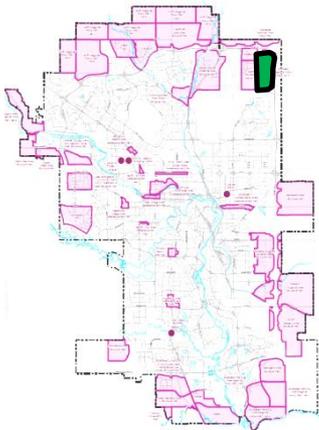
Relative Strength
or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation								
Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
15%	15%	15%	15%	10%	10%	10%	5%	5%
2.52	3.30	2.69	4.50	2.33	1.18	5.00	0	2.50
↑ 33%	↑ 29%	- 12%	7%	5%	↓ -35%	↑ 46%		- 9%

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.

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Northeast Regional Policy Plan ASP: A (Cornerstone)

Key Stats	Total
Area	623 ha
Population	31,945
Future Jobs	2,736
Build-Out	16 yrs
Incremental Capital:	
•Linear Utilities	\$ 14 M
•Transp, Rec, Library, Police, Fire	\$ 65 M
Ranking of Operating Impact:	35th percentile
(Cumulative Net @ yr 10)	

Proposed Recommendations

High priority for policy development (underway).

The required City funded infrastructure should be a priority in future departmental capital plans.

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Significant infrastructure already in place.
- Skyview Ranch, Redstone and Northeast Regional Policy Plan ASP: A share common leading infrastructure
- Good future transit (LRT)
- Close to employment and good access via Ring Road

MDP
Alignment
Score:
2.77
out of 5

Criteria
weighting
Score
out of 5
**Relative Strength
or Weakness**
Deviation from mean

Criteria Scoring and Comparative Evaluation

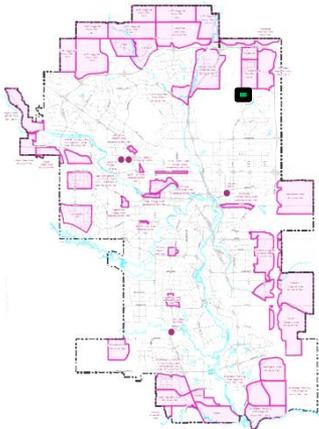
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	3.07	2.10	2.92	4.75	2.72	1.76	2.00	1.00	3.00
Relative Strength or Weakness	↑ 62%	↓ -18%	-5%	13%	↑ 22%	-2%	↓ -41%		9%

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.

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Saddleridge Savannah



Key Stats	Total
Area	111 ha
Population	7,926
Future Jobs	738
Build-Out	3 yrs

Incremental Capital:
 •Linear Utilities \$ 4 M
 •Transp, Rec, Library, Police, Fire \$ 25 M

Ranking of Operating Impact: 61th percentile
 (Cumulative Net @ yr 10)

Proposed Recommendations

High priority area for growth to continue.
 City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Significant infrastructure already in place.

MDP
Alignment
Score:
3.19
out of 5

Criteria
weighting
Score
out of 5

Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	2.31	3.80	2.54	4.50	2.71	2.00	5.00	2.00	3.00
Relative Strength or Weakness	↑ 22%	↑ 49%	↓ - 17%	7%	↑ 22%	10%	↑ 46%		9%

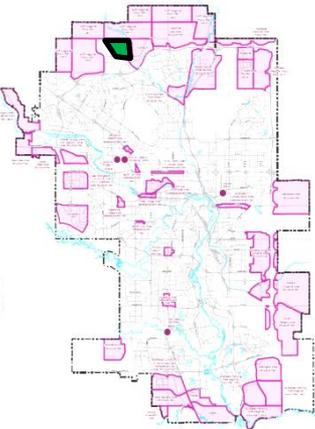
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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

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Sage Hill

Remaining Development



Key Stats	Total	Remaining to develop
Area	282 ha	250 ha
Population	19,000	16,811
Future Jobs	3,530	3,123
Build-Out		6 yrs

Incremental Capital:

- Linear Utilities \$ 5 M
- Transp, Rec, Library, Police, Fire \$ 1 M

Ranking of Operating Impact: 96th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

High priority area for growth to continue.

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Significant infrastructure already in place.

MDP
Alignment
Score:
3.18
out of 5

Criteria

weighting
Score
out of 5

Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation									
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	3.09	3.25	3.41	4.50	2.47	1.73	5.00	0	2.50
Relative Strength or Weakness	↑ 63%	↑ 27%	11%	7%	11%	-4%	↑ 46%		-9%

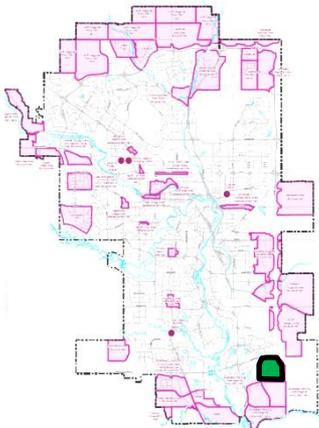
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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

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Mahogany

Remaining Development



Key Stats	Total	Remaining to develop
Area	763 ha	731 ha
Population	29,815	28,549
Future Jobs	3,587	3,435
Build-Out		18yrs
Incremental Capital:		
• Linear Utilities		\$ 32 M
• Transp, Rec, Library, Police, Fire		\$ 58M
Ranking of Operating Impact:		57th percentile
(Cumulative Net @ yr 10)		

Proposed Recommendations

High priority area for growth to continue.

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Significant infrastructure already in place
- The required City funded infrastructure (water) is currently in 2012-14 budget.
- Water infrastructure to be built benefits the region.

MDP
Alignment
Score:
3.03
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.84	2.95	3.16	5.00	2.14	1.48	5.00	2.00	2.50
Relative Strength or Weakness	-3%	↑ 15%	3%	↑ 19%	-4%	↓ -18%	↑ 46%		-9%

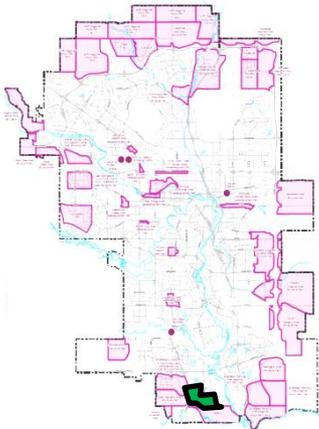
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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

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Walden

Remaining Development



Key Stats	Total	Remaining to develop
Area	129 ha	117 ha
Population	10,000	9,065
Future Jobs	2,000	1,813
Build-Out		3 yrs
<u>Incremental Capital:</u>		
•Linear Utilities		\$ 0 M
•Transp, Rec, Library, Police, Fire		\$ 0 M
<u>Ranking of Operating Impact:</u> (Cumulative Net @ yr 10)		91st percentile

Proposed Recommendations

High priority area for growth to continue.

Growth can continue without any immediate requirement for City capital infrastructure.

Rationale

- Significant infrastructure already in place.
- Requires no additional City capital expenditures for servicing except growth impact of on long-range transportation interchanges

MDP
Alignment
Score:
3.00
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

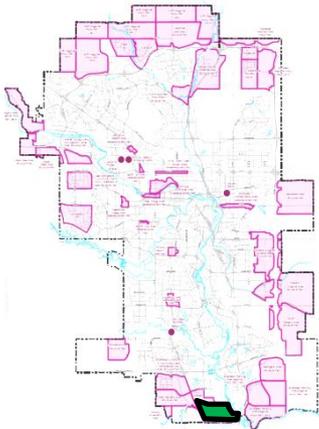
Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	4.40	3.06	4.50	1.82	2.03	5.00	1.00	2.50
Relative Strength or Weakness	↓ -47%	↑ 72%	0%	7%	↓ -18%	12%	↑ 46%		-9%

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.

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Legacy



Key Stats	Total
Area	319 ha
Population	15,719
Future Jobs	1,963
Build-Out	8 yrs

Incremental Capital:

- Linear Utilities \$ 0 M
- Transp, Rec, Library, Police, Fire \$ 1 M

Ranking of Operating Impact: 100th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

Growth can continue without any immediate requirement for City capital infrastructure.

The required City funded infrastructure should be a priority in future departmental capital plans.

Future funding of transportation Infrastructure may be required in conjunction with development of adjacent growth areas.

Rationale

- Significant infrastructure already in place.
- Requires minimal additional City capital expenditures for servicing except share of long-range transportation interchanges

MDP
Alignment
Score:
2.80
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

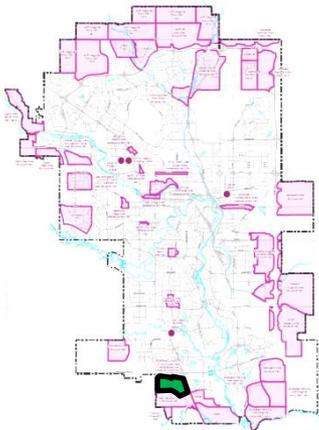
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	4.15	3.28	4.50	1.24	1.16	5.00	0	2.50
Relative Strength or Weakness	↓ -47%	↑ 62%	7%	7%	↓ -44%	↓ -36%	↑ 46%		↓ -9%

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.

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East Silverado



Key Stats	Total
Area	226 ha
Population	8,000
Future Jobs	2,800
Build-Out	8 yrs
Incremental Capital:	
•Linear Utilities	\$ 36 M
•Transp, Rec, Library, Police, Fire	\$ 5 M
Ranking of Operating Impact:	52nd percentile
(Cumulative Net @ yr 10)	

Proposed Recommendations

High priority for growth (high criteria alignment) but requires resolution (and funding) to address:

- Land acquisition around the Priddis slough
- accommodation of future traffic

Has approved policy

Required to maintain south land supply target

Rationale

- Future LRT service
- Required infrastructure also benefits adjacent growth areas
- East Silverado, Silverado and West MacLeod share common leading infrastructure

MDP
Alignment
Score:
2.90
out of 5

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	2.36	2.20	3.71	3.50	2.67	2.87	3.00	3.00	2.50
Relative Strength or Weakness Deviation from mean	↑ 25%	- 14%	↑ 21%	↓ -17%	↑ 20%	↑ 59%	- 12%		- 9%

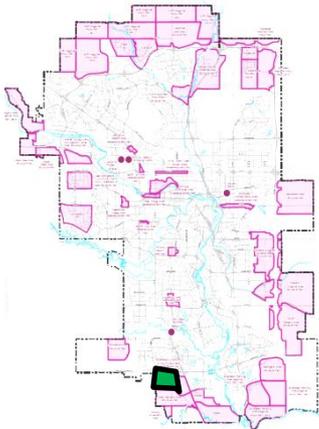
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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

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Silverado

Remaining Development



Key Stats	Total	Remaining to develop
Area	208 ha	73 ha
Population	7,900	2,764
Future Jobs	750	262
Build-Out		2 yrs
Incremental Capital:		
•Linear Utilities		\$ 44 M
•Transp, Rec, Library, Police, Fire		\$ 0 M
Ranking of Operating Impact:		
		22nd percentile
(Cumulative Net @ yr 10)		

Proposed Recommendations

Area requires resolution (and funding) to address:

- Land acquisition around the Priddis slough
- accommodation of future traffic

Growth has occurred with interim utility servicing but requires ultimate servicing to allow full build out.

Rationale

- Existing interim Sanitary and storm servicing solutions need to be replaced with ultimate infrastructure
- East Silverado, Silverado and West MacLeod share common leading infrastructure

MDP
Alignment
Score:
2.59
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

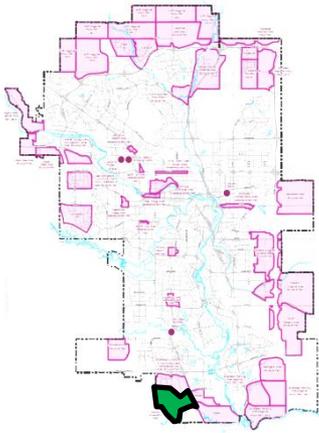
	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.50	1.70	1.53	5.00	2.67	2.42	5.00	0	2.50
Relative Strength or Weakness	↓ -21%	↓ -33%	↓ -50%	↑ 19%	↑ 20%	↑ 34%	↑ 46%		-9%

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.

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West Macleod Area Structure Plan



Key Stats	Total
Area	650 ha
Population	40,500
Future Jobs	6,600
Build-Out	16 yrs

Incremental Capital:

- Linear Utilities \$ 109 M
- Transp, Rec, Library, Police, Fire \$ 120 M

Ranking of Operating Impact: 30th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

Policy approved but still requires resolution of:

- Land acquisition around the Priddis slough
- Accommodation of future traffic

Required to maintain south land supply target.

Alternative funding from developers being explored.

Rationale

- Future LRT service
- East Silverado, Silverado and West MacLeod share common leading infrastructure

MDP
Alignment
Score:
2.45
out of 5

Criteria
weighting
Score
out of 5
**Relative Strength
or Weakness**
Deviation from mean

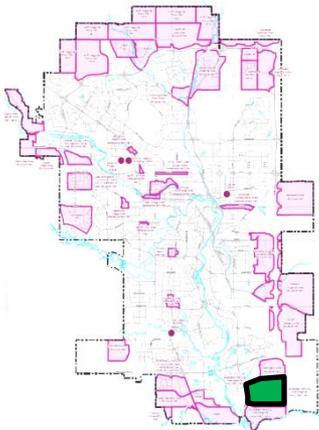
Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.59	0.75	2.90	5.00	2.19	1.72	3.00	2.00	2.50
Relative Strength or Weakness	-16%	-71%	-5%	19%	-2%	-5%	-12%		-9%

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.

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SE Planning Area Regional Policy Plan Cells C and D (Rangeview)



Key Stats	Total
Area	747 ha
Population	45,446
Future Jobs	3,635
Build-Out	19 yrs

Incremental Capital:

- Linear Utilities \$ 129 M
- Transp, Rec, Library, Police, Fire \$ 79 M

Ranking of Operating Impact: 17th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

High priority for policy development (underway) and future consideration of funding for infrastructure requirements.

Currently a lower priority for immediate growth but will be required in future to maintain south serviced land supply target.

Rationale

- Close to employment at the new south hospital
- Future site of Catholic High School

MDP
Alignment
Score:
2.62
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

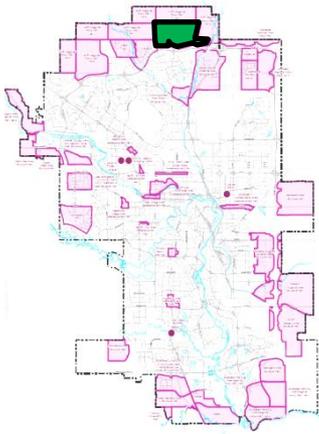
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	2.47	2.95	2.93	3.75	2.50	1.82	2.00	1.00	2.50
Relative Strength or Weakness	↑ 30%	↑ 15%	- 5%	- 11%	13%	1%	↓ -41%		-9%

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.

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Keystone Hills Area Structure Plan



Key Stats	Total
Area	1,084 ha
Population	58,960
Future Jobs	19,500
Build-Out	25 yrs

Incremental Capital:

- Linear Utilities \$ 139 M
- Transp, Rec, Library, Police, Fire \$ 154M

Ranking of Operating Impact: 78th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

Policy approved, currently a lower priority for immediate growth as north serviced land supply is sufficient but will be required in the future for north serviced land supply target.

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

Working with land developers on alternate funding to support development.

Rationale

- Good future transit (LRT and BRT)
- Adjacent employment opportunities and relatively good access via Ring Road
- Significant new infrastructure required. High costs due to large area of plan.

MDP
Alignment
Score:
2.99
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	2.80	0.75	3.20	5.00	2.99	2.08	3.00	5.00	3.50
Relative Strength or Weakness	↑ 48%	↓ -71%	4%	↑ 19%	↑ 34%	↑ 15%	-12%		↑ 27%

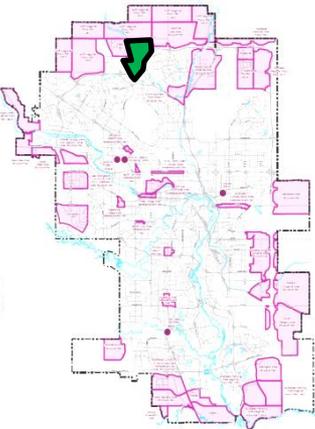
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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Evanston

Remaining Development



Key Stats	Total	Remaining to develop
Area	282 ha	180 ha
Population	18,250	11,656
Future Jobs	3,310	2,114
Build-Out		5 yrs
Incremental Capital:		
•Linear Utilities		\$ 3 M
•Transp, Rec, Library, Police, Fire		\$ 6M
Ranking of Operating Impact:		65th percentile
(Cumulative Net @ yr 10)		

Proposed Recommendations

The required City funded ultimate infrastructure should be tied to Keystone in future departmental capital plans.

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Significant infrastructure already in place.
- Requires minimal additional City capital expenditures for servicing
- Has approved interim servicing until common ultimate infrastructure is built with Keystone.

MDP
Alignment
Score:
3.07
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.55	4.00	3.04	5.00	2.30	1.78	5.00	0	2.50
Relative Strength or Weakness	-18%	56%	-1%	19%	4%	-1%	46%		-9%

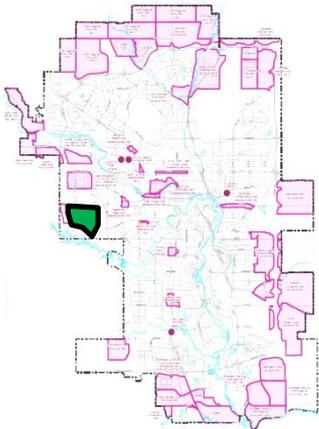
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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

Sequenced
Order
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Springbank Hill

Remaining Development



Key Stats	Total	Remaining to develop
Area	282 ha	100 ha
Population	13,600	4,817
Future Jobs	2,252	798
Build-Out		2 yrs

Incremental Capital:
 •Linear Utilities \$ 1 M
 •Transp, Rec, Library, Police, Fire \$ 0 M

Ranking of Operating Impact:
 (Cumulative Net @ yr 10) 83rd percentile

Proposed Recommendations

Lower priority for future growth and allocation of City-funded growth related infrastructure in capital plans.

Has Policy in place for development.

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Relatively low population and jobs
- Low infrastructure costs

MDP
Alignment
Score:
2.80
out of 5

Criteria
 weighting
Score
 out of 5
Relative Strength or Weakness
 Deviation from mean

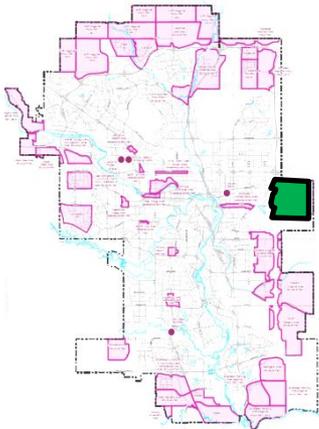
Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.92	3.60	4.16	2.00	1.85	2.41	5.00	0	2.50
Relative Strength or Weakness	1%	41%	36%	-52%	-17%	34%	46%		-9%

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.

Sequenced
Order
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of 24

Belvedere Area Structure Plan



Key Stats	Total
Area	1,204 ha
Population	52,290
Future Jobs	13,750
Build-Out	26 yrs
Incremental Capital:	
•Linear Utilities	\$ 161 M
•Transp, Rec, Library, Police, Fire	\$ 85 M
Ranking of	4th
Operating Impact:	percentile
(Cumulative Net @ yr 10)	

Proposed Recommendations

Lower priority for immediate growth.

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

Recently approved policy.

Rationale

- Large population and jobs
- Large infrastructure costs
- Contingent on the Shepard Regional Drainage Plan for storm drainage east of Calgary

MDP
Alignment
Score:
2.65
out of 5

Criteria
weighting
Score
out of 5
**Relative Strength
or Weakness**
Deviation from mean

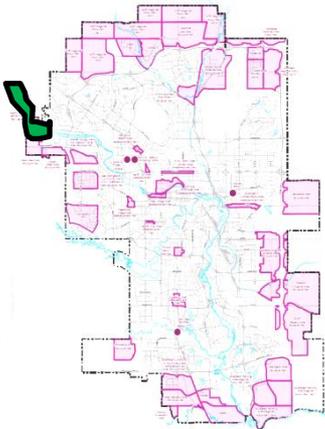
Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	2.19	1.20	3.09	4.00	2.00	1.76	3.00	5.00	3.00
Relative Strength or Weakness	↑ 15%	↓ -53%	1%	-5%	-10%	0%	-12%		9%

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.

Sequenced
Order
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West Regional Context Study Cell B



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

Proposed Recommendations

Lower 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

MDP
Alignment
Score:
2.50
out of 5

Criteria
weighting
Score
out of 5
**Relative Strength
or Weakness**
Deviation from mean

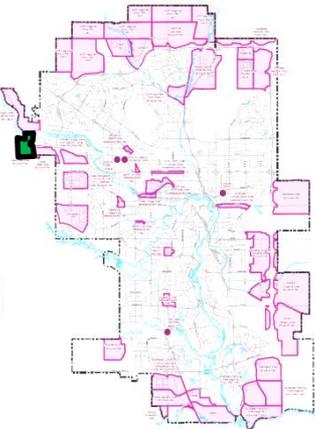
Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%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

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.

Sequenced
Order
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of 24

West View Area Structure Plan



Key Stats	Total
Area	202 ha
Population	9,448
Future Jobs	5,600
Build-Out	4 yrs
Incremental Capital:	
•Linear Utilities	\$ 56 M
•Transp, Rec, Library, Police, Fire	\$ 0 M
Ranking of Operating Impact:	65th percentile
(Cumulative Net @ yr 10)	

Proposed Recommendations

Lower priority for immediate growth.

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

Has policy underway

Rationale

- Small area/fast buildout
- Relatively low population and jobs
- Requires West Memorial Sanitary upgrade

MDP
Alignment
Score:
2.49
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

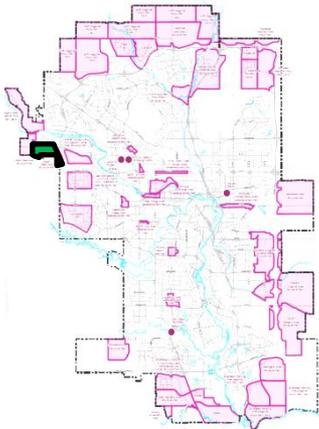
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	2.10	3.27	4.75	1.58	1.38	2.00	3.00	3.50
Relative Strength or Weakness	↓ -47%	↓ -18%	7%	13%	↓ -29%	↓ -24%	↓ -41%		↑ 27%

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.

Sequenced
Order
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Canada Olympic Park and Adjacent Lands Area Structure Plan



Key Stats	Total
Area	123 ha
Population	1,000
Future Jobs	2,550
Build-Out	20 yrs
Incremental Capital:	
•Linear Utilities	\$ 23 M
•Transp, Rec, Library, Police, Fire	\$ 20 M
Ranking of	39th
Operating Impact:	percentile
(Cumulative Net @ yr 10)	

Proposed Recommendations

Lower priority for future growth and allocation of City-funded growth related infrastructure in capital plans.

Rationale

- West Memorial Sanitary trunk requires upgrade

MDP
Alignment
Score:
2.41
out of 5

Criteria
weighting
Score
out of 5
**Relative Strength
or Weakness**
Deviation from mean

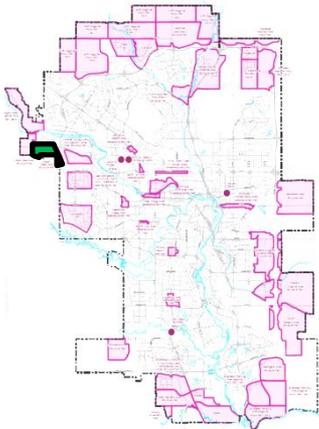
Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.35	2.50	3.98	3.00	2.25	2.37	2.00	0	2.50
Relative Strength or Weakness	↓ -29%	-2%	↑ 30%	↓ -29%	1%	↑ 31%	↓ -41%		-9%

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.

Sequenced
Order
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of 24

Calgary West Area Structure Plan



Key Stats	Total
Area	125 ha
Population	2,940
Future Jobs	956
Build-Out	2 yrs

Incremental Capital:

- Linear Utilities \$ 23 M
- Transp, Rec, Library, Police, Fire \$ 0 M

Ranking of 48th
Operating Impact: percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

Lower priority for future growth and allocation of City-funded growth related infrastructure in capital plans.

Has Policy in place for development.

- Rationale**
- Small area/fast buildout
 - Relatively low population and jobs
 - Low infrastructure costs
 - West Memorial sanitary trunk requires upgrade

MDP
Alignment
Score:
2.39
out of 5

Criteria
weighting
Score
out of 5
**Relative Strength
or Weakness**
Deviation from mean

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	2.00	3.71	4.00	2.04	1.59	3.00	0	2.50
Relative Strength or Weakness	↓ -47%	↓ -22%	↑ 21%	-5%	-8%	-12%	-12%		-9%

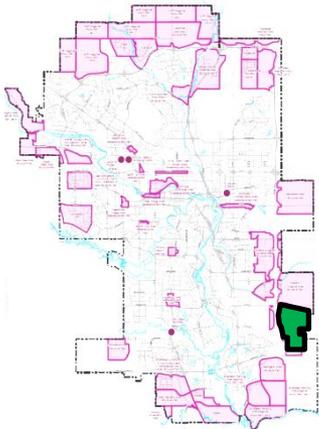
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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



Sequenced
Order
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of 24

South Shepard Area Structure Plan



Key Stats

Area 649 ha
Future Population 27,900
Future Jobs 5,350
Time to Build-Out 16 yrs

Incremental Capital:

•Linear Utilities \$ 78 M
•Transp, Rec, Library, Police, Fire \$ 88 M

Ranking of Operating Impact: 13th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

Lower priority for immediate growth.

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

Has Policy underway.

Rationale

- High infrastructure costs

MDP
Alignment
Score:
2.38
out of 5

Criteria

weighting
Score
out of 5

Relative Strength
or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	1.90	2.85	4.00	1.73	1.46	3.00	2.00	4.00
Relative Strength or Weakness	↓ -47%	↓ -26%	-7%	-5%	↓ -22%	↓ -19%	-12%		↑ 45%

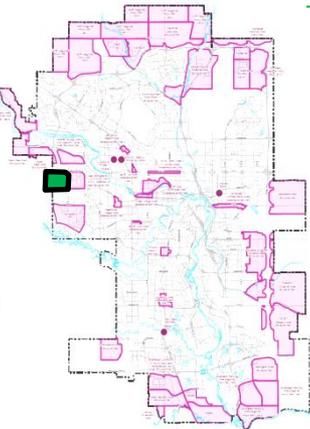
Arrow symbol indicates where criteria score is significantly different than average for all developing areas (min of +/- 15%)

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

Sequenced
Order
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of 24

West Springs

Remaining Development



Key Stats	Total	Remaining to develop
Area	282 ha	122 ha
Population	14,500	6,272
Future Jobs	100	43
Build-Out		20 yrs
Incremental Capital:		
•Linear Utilities		\$ 22 M
•Transp, Rec, Library, Police, Fire		\$ 23 M
Ranking of Operating Impact: (Cumulative Net @ yr 10)		26th percentile

Proposed Recommendations

Lower priority for immediate growth

City departments should align their capital plans appropriately to enable this area to fully build out.

Rationale

- Area is building out
- West LRT in place but limited additional transit service available
- Topography and fragmentation of land ownership are barriers

MDP
Alignment
Score:
2.33
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

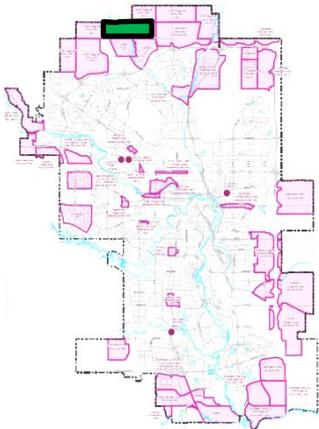
Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	3.55	2.31	2.50	2.68	2.31	3.00	0	2.50
Relative Strength or Weakness	↓ -47%	↑ 39%	↓ -25%	↓ -40%	↑ 21%	↑ 28%	-12%		-9%

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.

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Order
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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
Incremental Capital:	
•Linear Utilities	\$ 131 M
•Transp, Rec, Library, Police, Fire	\$ 86 M
Ranking of Operating Impact:	9th percentile
(Cumulative Net @ yr 10)	

Proposed Recommendations

Lower 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

MDP
Alignment
Score:
2.29
out of 5

Criteria
weighting
Score
out of 5
**Relative Strength
or Weakness**
Deviation from mean

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

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.

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Order
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Providence Area Structure Plan

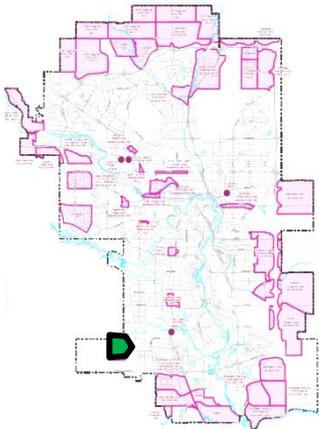
Key Stats

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

Criteria

weighting 15%
Score 2.11
out of 5

Relative Strength
or Weakness
Deviation from mean

Proposed Recommendations

Lower 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

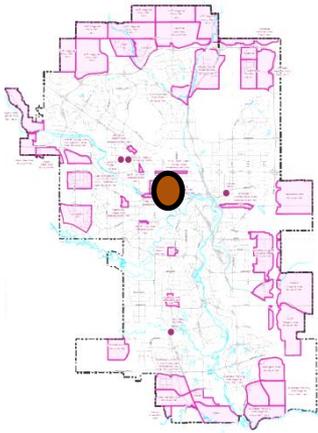
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	2.11	0.50	2.87	3.50	1.71	1.37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

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.

Sequenced
Order
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Of 15

Centre City Plan (including Beltline)



Key Stats

Area 393 ha
Future Population 40,000
Future Jobs 112,000
Time to Build-Out 50 yrs

Incremental Capital:
Linear Utilities \$ TBD

Transp, Rec, Libraries,
Fire, Police \$ TBD

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

Proposed Recommendations

High priority for developed area growth.

Rationale

- Excellent existing transit service
- Significant infrastructure already in place.
- High number of jobs in area
- No adjacent residential communities

MDP
Alignment
Score:
4.28
out of 5

Criteria

weighting

Score

out of 5

Relative Strength
or Weakness

Deviation from mean

	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	5.00	4.80	5.00	2.50	5.00	3.59	5.00	3.00	3.50
Relative Strength or Weakness	↑		↑	↑	↑		↑		
Deviation from mean	39%	13%	50%	16%	71%	6%	67%		9%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

Sequenced
Order
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Of 15

Chinook Station Area Plan

Key Stats

Area 97 ha
Future Population 7,300
Future Jobs 19,000
Time to Build-Out 20 yrs

Incremental Capital:
Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 42 M

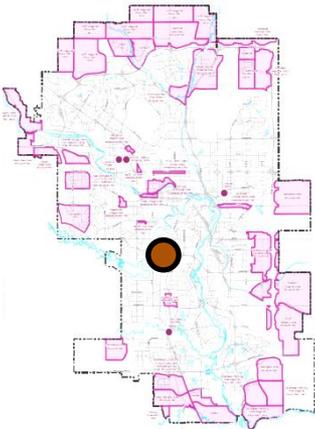
Ranking of Operating Impact: 77th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

High priority for developed area growth.
Should be a priority for any City-funded growth related infrastructure required.

Rationale

- Excellent existing transit service
- No adjacent residential communities
- Significant infrastructure already in place.
- Large redevelopment application at the Mall
- High number of jobs in area



MDP
Alignment
Score:
3.82
out of 5

Criteria Scoring and Comparative Evaluation

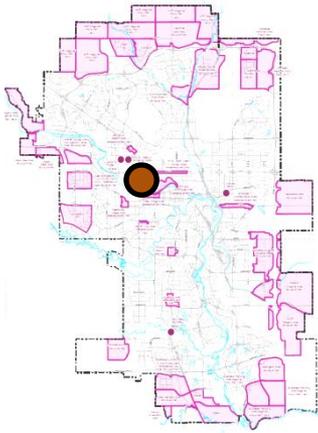
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	4.10	4.75	4.13	4.00	2.82	2.95	4.00	3.00	3.00
Relative Strength or Weakness Deviation from mean	14%	12%	↑ 24%	↑ 86%	-4%	-13%	↑ 33%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

Sequenced
Order
3
Of 15

Hillhurst/Sunnyside Area Redevelopment Plan



Key Stats

Area 148 ha
Future Population 16,500
Future Jobs 9,300
Time to Build-Out 20 yrs

Incremental Capital:
Linear Utilities \$ 0 M

Transp, Rec, Libraries,
Fire, Police \$ 28M

Ranking of 62nd
Operating Impact: percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

High priority for developed area growth.

Should be a priority for any City-funded growth related infrastructure required.

Rationale

- Significant market interest
- Excellent existing transit service
- Low infrastructure costs
- Near downtown for employment
- West Memorial sanitary trunk requires upgrade

MDP
Alignment
Score:
3.60
out of 5

**Relative Strength
or Weakness**
Deviation from mean

Criteria
weighting
Score
out of 5

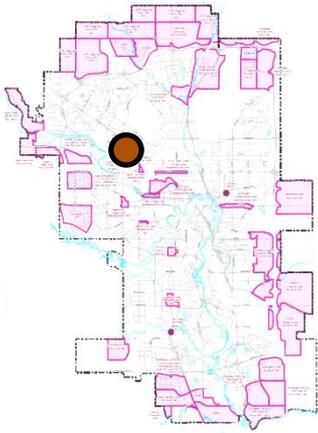
	Criteria Scoring and Comparative Evaluation								
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	3.70	4.30	3.29	2.50	4.79	3.79	3.00	4.00	3.50
Relative Strength or Weakness Deviation from mean	3%	1%	- 1%	↑ 16%	↑ 64%	12%	0%		9%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

Sequenced
Order
4
Of 15

Brentwood Station Area Redevelopment Plan



Key Stats

Area 28 ha
Future Population 4,300
Future Jobs 4,700
Time to Build-Out 25 yrs

Incremental Capital:

Linear Utilities \$ 5 M
Transp, Rec, Libraries, Fire, Police \$ 31 M

Ranking of Operating Impact: 46th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

High priority for developed area growth.

Should be a priority for any City-funded growth related infrastructure required.

Rationale

- Significant market interest
- Excellent existing transit service
- Low infrastructure costs
- Significant redevelopment has begun
- West Memorial sanitary trunk requires upgrade

MDP
Alignment
Score:
3.40
out of 5

Relative Strength
or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

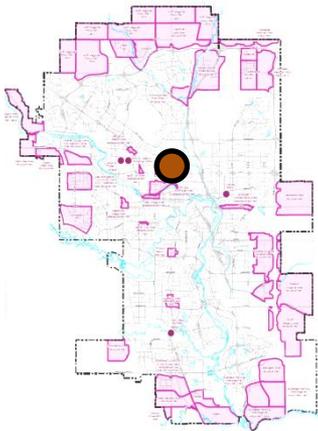
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	4.24	4.10	3.25	3.50	2.27	3.62	4.00	0	3.00
Relative Strength or Weakness Deviation from mean	↑ 18%	-3%	-3%	↑ 63%	↓ -22%	7%	↑ 33%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

Sequenced
Order
5
Of 15

16 Avenue North Urban Corridor Area Redevelopment Plan



Key Stats

Area 56 ha
Future Population 28,700
Future Jobs 14,000
Time to Build-Out 20 yrs

Incremental Capital:

Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 48 M

Ranking of Operating Impact: 100th percentile
(Cumulative Net @ yr 10)

MDP
Alignment
Score:
3.23
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Proposed Recommendations

May need incentives or re-evaluation of the density requirements to meet market concerns.

Rationale

- High priority for developed area growth relative to the MDP but lack of market interest.
- Utility infrastructure has been constructed to not hold up the start of development.
- High infrastructure costs for Developed Areas but utility infrastructure in place
- No market interest with existing density requirements
- West Memorial sanitary trunk requires upgrade

Criteria Scoring and Comparative Evaluation

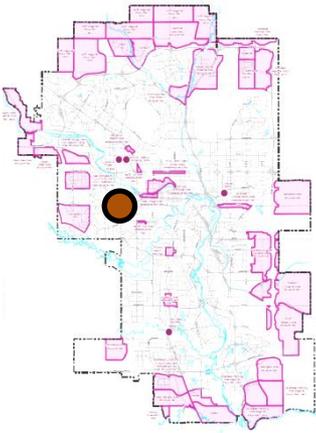
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	4.50	4.50	3.59	2.00	3.48	3.44	2.00	0	3.00
Relative Strength or Weakness	↑ 25%	6%	8%	-7%	↑ 19%	-1%	↓ -33%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

Sequenced
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Westbrook Village Area Redevelopment Plan



Key Stats

Area 54 ha
Future Population 18,900
Future Jobs 8,800
Time to Build-Out 20 yrs

Incremental Capital:

Linear Utilities \$ 31 M
Transp, Rec, Libraries, Fire, Police \$ 48 M

Ranking of Operating Impact: 38th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

Lower priority for developed area growth of TOD's.

Should be considered a priority after Chinook and Brentwood TOD's for any City-funded growth related infrastructure if market interest is being shown.

Rationale

- Existing LRT service
- High infrastructure costs for a Developed Area

MDP
Alignment
Score:
3.14
out of 5

Criteria

weighting
Score
out of 5

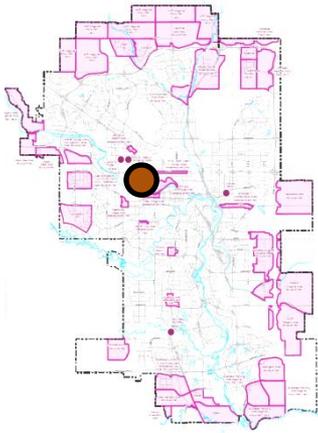
Relative Strength
or Weakness
Deviation from mean

	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	3.74	3.00	3.15	3.50	2.10	3.69	4.00	0	3.00
Relative Strength or Weakness	4%	-29%	-5%	63%	-28%	9%	33%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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Order
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West Village Area Redevelopment Plan

Key Stats

Area 17 ha
Future Population 12,900
Future Jobs 9,000
Time to Build-Out 30 yrs

Incremental Capital:
Linear Utilities \$ 7 M
Transp, Rec, Libraries, Fire, Police \$ 311 M

Ranking of Operating Impact: 0 percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

Lower priority for developed area growth.

Should be considered against other general redevelopment if market interest starts being shown.

Rationale

- Excellent existing transit service
- Near downtown for employment
- Extremely high infrastructure costs for Developed Areas

MDP
Alignment
Score:
3.04
out of 5

Criteria

weighting
Score
out of 5

Relative Strength
or Weakness
Deviation from mean

	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	3.89	2.50	2.42	1.50	5.00	2.91	5.00	0	4.00
Relative Strength or Weakness	8%	-41%	-27%	-30%	71%	-14%	67%		25%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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Anderson Station Area

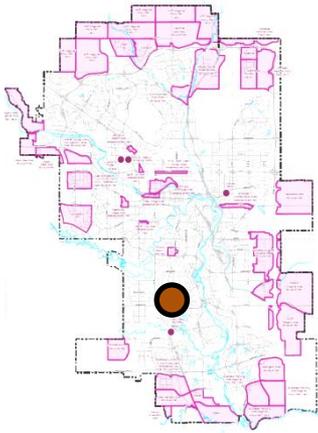
Key Stats

Area 81 ha
Future Population 12,300
Future Jobs 7,200
Time to Build-Out 20 yrs

Incremental Capital:

Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 39M

Ranking of Operating Impact: 85th percentile
(Cumulative Net @ yr 10)



MDP
Alignment
Score:
2.98
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Proposed Recommendations

Lower priority for developed area growth of TOD's.

Should be considered after Chinook and Brentwood TOD's for any City-funded growth related infrastructure required have been allocated and if market interest is being shown.

Rationale

- High infrastructure costs for Developed Areas

Criteria	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	4.19	5.00	3.55	0.50	2.45	3.47	2.00	1.00	3.00
Relative Strength or Weakness Deviation from mean	↑ 17%	↑ 18%	7%	↓ -77%	↓ -16%	2%	↓ -33%		↓ -6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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Banff Trail Area Redevelopment Plan

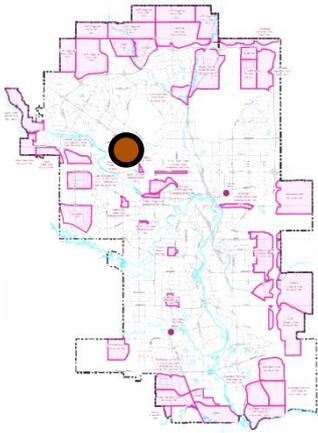
Key Stats

Area 28 ha
Future Population 3,250
Future Jobs 2,400
Time to Build-Out 30 yrs

Incremental Capital:

Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 11 M

Ranking of Operating Impact: 62nd percentile
(Cumulative Net @ yr 10)



MDP
Alignment
Score:
2.96
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Proposed Recommendations

Lower priority for developed area growth of TOD's

Should be considered a priority after Chinook and Brentwood TOD's for any City-funded growth related infrastructure required if market interest is being shown

Rationale

- Good existing transit service
- Low infrastructure costs
- West Memorial sanitary trunk requires upgrade

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	3.82	3.60	3.76	2.00	2.77	3.55	2.00	0	3.00
Relative Strength or Weakness Deviation from mean	6%	-15%	13%	-7%	-5%	5%	-33%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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Southeast 17 Corridor Land Use and Urban Design Concept

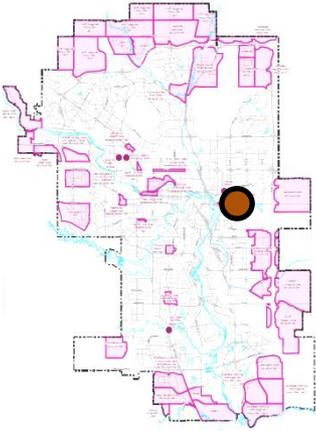
Key Stats

Area 100 ha
Future Population 16,900
Future Jobs 10,800
Time to Build-Out 20 yrs

Incremental Capital:

Linear Utilities \$ 5 M
Transp, Rec, Libraries, Fire, Police \$ 46 M

Ranking of Operating Impact: 92nd percentile
(Cumulative Net @ yr 10)



MDP
Alignment
Score:
2.94
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Proposed Recommendations

Lower priority for developed area growth in corridors relative to 16th Avenue Corridor and a lack of market interest.

May need incentives or re-evaluation of the density requirements to meet market concerns.

Rationale

- High infrastructure costs for Developed Areas
- No market interest with existing density requirements
- Fragmented ownership may inhibit redevelopment opportunities

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	3.97	4.30	3.52	2.00	2.08	3.08	2.00	0	3.00
Relative Strength or Weakness Deviation from mean	11%	1%	6%	-7%	-29%	-9%	-33%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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Marda Loop Area Redevelopment Plan

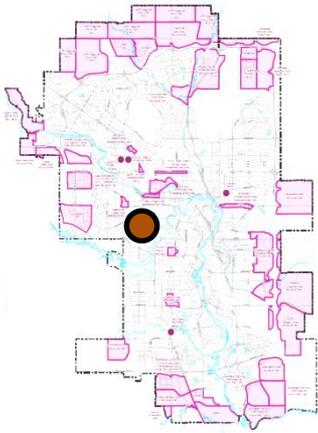
Key Stats

Area 12 ha
Future Population 6,400
Future Jobs 2,300
Time to Build-Out 20 yrs

Incremental Capital:

Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 12 M

Ranking of 31st
Operating Impact: percentile
(Cumulative Net @ yr 10)



MDP
Alignment
Score:
2.92
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Proposed Recommendations

Lower priority for developed area growth.

Should be considered against other general redevelopment areas for infrastructure investment.

Should be considered against other general redevelopment if market interest starts being shown.

Rationale

- Low infrastructure costs
- Some market interest is being shown with applications.

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	2.55	4.75	3.18	2.25	2.47	3.12	3.00	0	3.00
Relative Strength or Weakness Deviation from mean	-29%	12%	-4%	5%	-16%	-8%	0%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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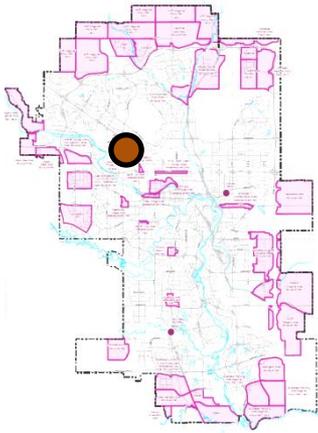
SSCAP – Stadium Shopping Centre

Key Stats

Area 5 ha
Future Population 4,325
Future Jobs 800
Time to Build-Out 20 yrs

Incremental Capital:
Linear Utilities \$ 3 M
Transp, Rec, Libraries, Fire, Police \$ 10 M

Ranking of Operating Impact: 23rd percentile
(Cumulative Net @ yr 10)



MDP
Alignment
Score:
2.84
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Proposed Recommendations

Lower priority for developed area growth.
Should be considered against other general redevelopment.

Rationale

- Significant infrastructure already in place.
- Application submitted for the Shopping Centre area

Criteria	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	2.99	4.60	2.95	1.50	2.37	3.44	3.00	0	3.00
Relative Strength or Weakness	↓ -17%	9%	-11%	↓ -30%	↓ -19%	1%	0%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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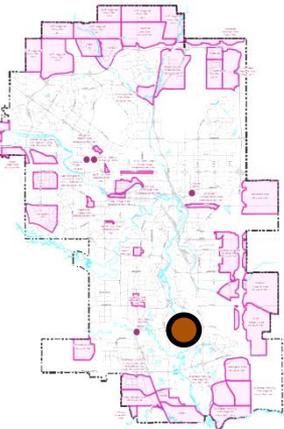
Fish Creek / Lacombe Station Area

Key Stats

Area 70 ha
Future Population 5,400
Future Jobs 5,400
Time to Build-Out 30 yrs

Incremental Capital:
Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 18 M

Ranking of Operating Impact: 54th percentile
(Cumulative Net @ yr 10)



MDP
Alignment
Score:
2.76
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	3.27	4.35	3.59	1.25	1.64	3.52	2.00	0	3.50
Relative Strength or Weakness	-9%	3%	8%	-42%	-44%	4%	-33%		9%

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

Proposed Recommendations

Lower priority for developed area growth of TOD's.

Should be considered after Chinook and Brentwood TOD's for any City-funded growth related infrastructure required have been allocated and if market interest is being shown.

Rationale

- Significant infrastructure already in place.

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Midnapore 2 Area Structure Plan Amendment

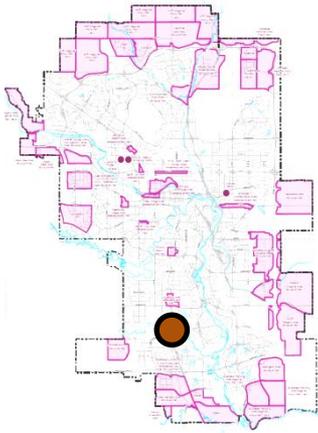
Key Stats

Area 52 ha
Future Population 3,043
Future Jobs 76
Time to Build-Out 20 yrs

Incremental Capital:

Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 12 M

Ranking of Operating Impact: 8th percentile
(Cumulative Net @ yr 10)



Proposed Recommendations

Lower priority for developed area growth.

Should be considered against other general redevelopment if market interest starts being shown.

Rationale

- Significant infrastructure already in place.

MDP
Alignment
Score:
2.51
out of 5

Criteria

weighting

Score
out of 5

Relative Strength
or Weakness
Deviation from mean

	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	2.25	4.75	2.39	1.50	1.64	3.33	2.00	0	3.50
Relative Strength or Weakness	↓ -38%	12%	↓ -28%	↓ -30%	↓ -44%	-2%	↓ -33%		9%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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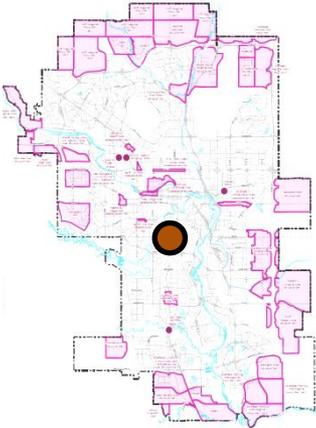
50 Avenue Area Redevelopment Plan

Key Stats

Area 12 ha
Future Population 1,000
Future Jobs 450
Time to Build-Out 30 yrs

Incremental Capital:
Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 9 M

Ranking of Operating Impact: 15th percentile
(Cumulative Net @ yr 10)



MDP
Alignment
Score:
2.47
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Proposed Recommendations

Lower priority for developed area growth in corridors relative to 16th Avenue Corridor, community opposition, and a lack of market interest.

Should be considered against other general redevelopment if market interest starts being shown.

Rationale

- Community opposition strong
- Significant infrastructure already in place.

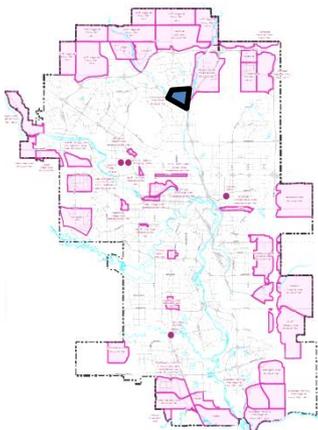
Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score out of 5	1.69	4.25	2.17	1.75	3.03	3.42	2.00	0	3.00
Relative Strength or Weakness Deviation from mean	-53%	0%	-35%	-19%	4%	1%	-33%		-6%

Arrow symbol indicates where criteria score is significantly different than average for all developed 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.

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Aurora Business Park Area Structure Plan

Key Stats

Area 142 ha
Future Population 0
Future Jobs 7,280
Time to Build-Out 30 yrs

Incremental Capital:
Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 22 M

Ranking of Operating Impact: 100th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

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

Rationale

- Low infrastructure costs
- All utility infrastructure in place
- Policy is in place

MDP
Alignment
Score:
3.64
out of 5

Criteria

weighting
Score
out of 5

Relative Strength
or Weakness
Deviation from mean

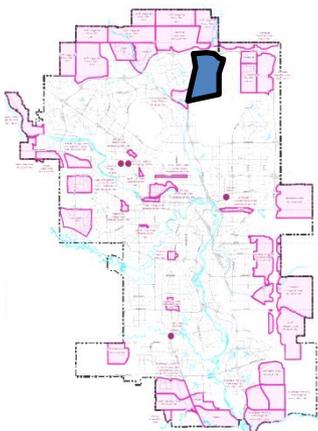
Criteria Scoring and Comparative Evaluation								
Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
15%	15%	15%	15%	10%	10%	10%	5%	5%
2.97	5.00	3.80	5.00	5.00	2.74	1.00	1.00	4.00
↑ 95%	↑ 109%	↑ 28%	↑ 52%	↑ 55%	↑ 89%	↓ -36%		↑ 22%

Arrow symbol indicates where criteria score is significantly different than average for all industrial 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.

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Stoney Industrial Area Structure Plan (revised)



Key Stats

Area 932 ha
Future Population 0
Future Jobs 16,370
Time to Build-Out 20 yrs

Incremental Capital:
Linear Utilities \$ 0 M
Transp, Rec, Libraries, Fire, Police \$ 74 M

Ranking of Operating Impact: 67th percentile
(Cumulative Net @ yr 10)

Proposed Recommendations

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

Rationale

- Policy is in place.
- All utility infrastructure in place

MDP
Alignment
Score:
2.77
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

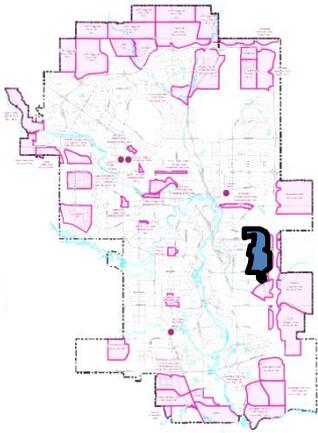
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.69	4.00	3.03	4.00	3.96	1.89	1.00	0	3.50
Relative Strength or Weakness	11%	↑ 67%	2%	↑ 22%	↑ 23%	↑ 31%	↓ -36%		7%

Arrow symbol indicates where criteria score is significantly different than average for all industrial 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.

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Order
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South East 68 Street Industrial Area Structure Plan



Key Stats

Area 1,088 ha
 Future Population 0
 Future Jobs 13,500
 Time to Build-Out 20 yrs

Incremental Capital:
 Linear Utilities \$ 29 M
 Transp, Rec, Libraries, Fire, Police \$ 115 M

Ranking of Operating Impact: 50th percentile
 (Cumulative Net @ yr 10)

Proposed Recommendations

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

Rationale

- Policy is in place.
- Some market interest being shown by small developments
- High infrastructure costs

MDP
Alignment
Score:
2.70
out of 5

Criteria
weighting
Score
out of 5
Relative Strength or Weakness
Deviation from mean

	Criteria Scoring and Comparative Evaluation								
	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.50	2.60	2.42	3.50	2.98	1.28	5.00	0	4.50
Relative Strength or Weakness	-2%	9%	 -20%	7%	-7%	-12%	 218%		 37%

Arrow symbol indicates where criteria score is significantly different than average for all industrial 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.

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North Regional Context Study Cell H

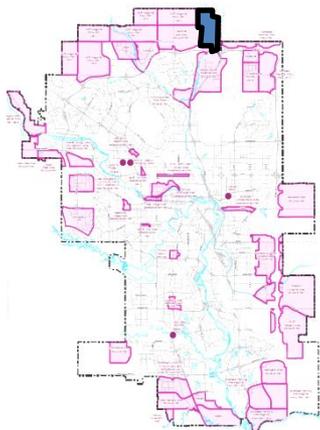
Key Stats

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: 83rd percentile
(Cumulative Net @ yr 10)



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

MDP
Alignment
Score:
2.03
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

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

Arrow symbol indicates where criteria score is significantly different than average for all industrial 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.

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Order
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Of 7

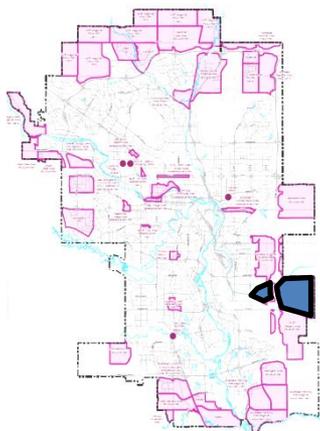
Shepard Industrial Area Structure Plan

Key Stats

Area 1,356 ha
Future Population 0
Future Jobs 16,840
Time to Build-Out 20 yrs

Incremental Capital:
Linear Utilities \$ 106 M
Transp, Rec, Libraries, Fire, Police \$ 38 M

Ranking of Operating Impact: 0 percentile
(Cumulative Net @ yr 10)



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
- Impacted by the requirements of the Shepard Regional Drainage Plan (SRDP).

MDP
Alignment
Score:
1.81
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	2.91	3.50	1.49	1.06	1.00	0	4.00
Relative Strength or Weakness	↓ -34%	↓ -60%	7%	↓ -54%	↓ -27%	↓ -36%		↑ 22%

Arrow symbol indicates where criteria score is significantly different than average for all industrial 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.

Sequenced
Order
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Of 7

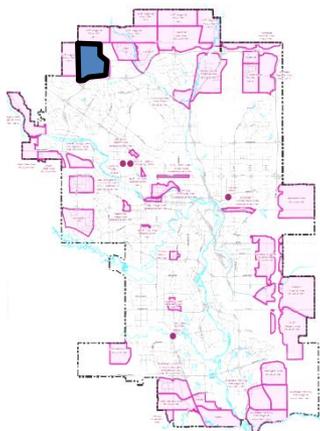
North Regional Context Study Cell B

Key Stats

Area 1,037 ha
Future Population 0
Future Jobs 8,000
Time to Build-Out 30 yrs

Incremental Capital:
Linear Utilities \$ 19M
Transp, Rec, Libraries, Fire, Police \$ 19M

Ranking of Operating Impact: 17th percentile
(Cumulative Net @ yr 10)



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
- Impacted by the requirements of the Shepard Regional Drainage Plan (SRDP).

MDP
Alignment
Score:
1.80
out of 5

Criteria

weighting

Score
out of 5

Relative Strength
or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation

Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
weighting	15%	15%	15%	15%	10%	10%	10%	5%	5%
Score	1.00	1.45	2.52	2.00	4.08	1.25	1.00	0	2.50
Relative Strength or Weakness	↓ -34%	↓ -39%	↓ -15%	↓ -39%	↑ 27%	-14%	↓ -36%		↓ -24%

Arrow symbol indicates where criteria score is significantly different than average for all industrial 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.

Sequenced
Order
7
Of 7

North Regional Context Study Cell A

Key Stats

Area 525 ha
Future Population 0
Future Jobs 9,000
Time to Build-Out 20 yrs

Incremental Capital:

Linear Utilities \$ 11 M
Transp, Rec, Libraries, Fire, Police \$ 23 M

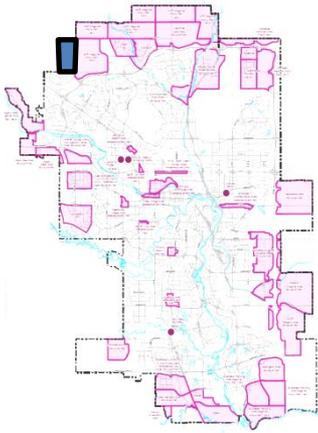
Ranking of Operating Impact: 33rd percentile
(Cumulative Net @ yr 10)

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.



MDP
Alignment
Score:
1.64
out of 5

Criteria weighting
Score out of 5
Relative Strength or Weakness
Deviation from mean

Criteria Scoring and Comparative Evaluation									
Criteria	Access to Transit	Capacity of Existing Infrastructure	City-Funded Costs	Readiness to Proceed	Employment Opportunities	Community Services in Place	Planning in Place (Land Supply)	Innovation	Contiguous Growth (EGS)
	15%	15%	15%	15%	10%	10%	10%	5%	5%
	1.00	1.25	2.67	2.50	1.95	1.03	1.00	0	2.50
	↓	↓		↓	↓	↓	↓		↓
	-34%	-48%	-10%	-24%	-39%	-29%	-36%		-24%

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

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