

	Historical Background	Development & Environmental Encumbrances	Location	Regulatory & Policy Considerations	Planning Considerations	Servicing & Site Access Considerations	Mobility	Alignment With Municipal Development Plan (MDP)	Area Market Assessment	Cost Risks	Golf Course Operations
Critical points to be researched	<ul style="list-style-type: none"> Review Certificate of Title(s) and Caveats Determine how the Corporation acquired the lands Review any known archaeological information 	<ul style="list-style-type: none"> Review physical infrastructure (storm ponds, underground and shallow utilities) Review topographic data Review known subsurface conditions Review known contamination (pesticide use) Investigate Flooding concerns Review known wetlands 	<ul style="list-style-type: none"> Proximity to Central Business District High visibility site Proximity to valuable natural features (Rivers, Stream) Consolidation opportunities with nearby City lands 	<ul style="list-style-type: none"> Review applicable Federal, Provincial and Municipal regulatory obligations, and policies Local Plans (ASP, ARP) Land Use Bylaw 	<ul style="list-style-type: none"> Review adjacent Land Uses Airport Vicinity Protection Act (AVPA) requirements Planning context and area Review MR dedication in community 	<ul style="list-style-type: none"> Review existing storm, sanitary, and water availability Review proximity to roadways and access opportunities / constraints 	<ul style="list-style-type: none"> Review proximity to LRT and Bus Determine walk score / transit score Review proximity to regional pathways, sidewalks and trails 	<ul style="list-style-type: none"> Review alignment with MDP Review alignment with Council Priorities Alignment with previous Council direction for Recreation / Golf 	<ul style="list-style-type: none"> Determine competitive market analysis Housing Demand/ Inventory Commercial / Retail demand and inventory 	<ul style="list-style-type: none"> Review site for obvious cost implications (i.e.-relocating infrastructure, environmental clean up, slope stability issues, etc.) 	<ul style="list-style-type: none"> Review known contractual obligations with third parties (i.e.- Cross Country skiing) Review financials for GCO operations Review attendance and catchment numbers for each course