

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