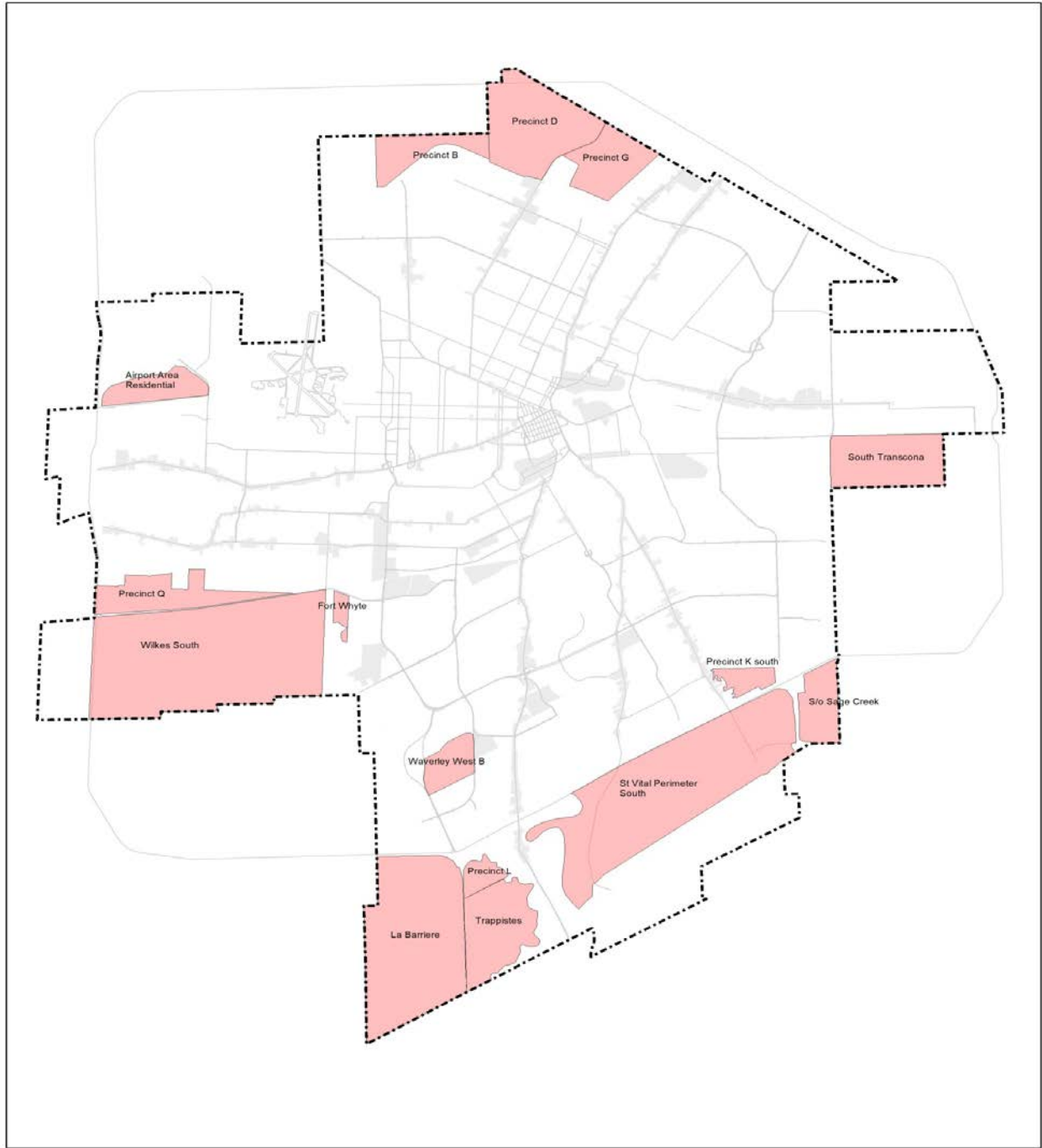


Description of assessment criteria

| Measure | Variable | Data source |
|---|--|---|
| PROXIMITY TO EMPLOYMENT | Distance to and total jobs per employment area | Job data is derived from 2011 Census data and updated with building permit data to 2016. |
| CAPACITIES OF NEARBY SCHOOLS | Distance to and capacities of nearby elementary and junior high schools | School capacity data derived from the Schools Finance Branch, Manitoba Education and Training |
| LAND OWNERSHIP | Unique land owners per acre | Information derived from City assessment data |
| CONNECTIVITY TO QUALITY TRANSIT | Distance traveled by future feeder buses to connecting route | Assessment of transit quality derived from the study "Measuring Winnipeggers' Convenient Access to Public Transit", developed by the International Institute for Sustainable Development and updated to assign scores to the Southwest Rapid Transit Corridor. |
| SITE CONNECTIVITY AND CONTIGUITY | Opportunities to extend existing adjacent roads into the study area | Location of roads derived from GIS data. |
| VEHICULAR CONGESTION | Ratio of AM peak vehicle hours traveled to free flowing vehicle miles traveled | Data provided by Public Works and derived from their travel demand model. "Vehicle hours traveled" is the hours traveled by each vehicle during a given time period multiplied by the number of vehicles on that segment of roadway. The score for each WATS district is informed by all model links originating in that district. "AM Peak" represents the highest one hour AM peak period, while "free flowing" represents free flowing speed condition (i.e. vehicles traveling the speed limit). |



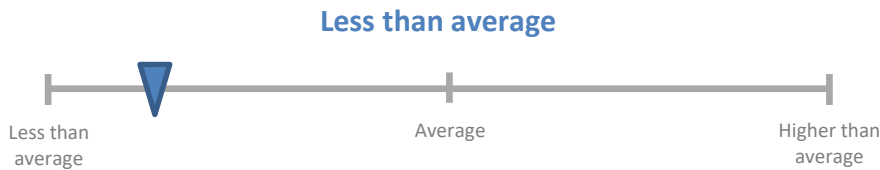
AIRPORT AREA RESIDENTIAL

| | |
|---|----------------|
| Potential total units at full build out | 3,300 to 3,700 |
| Potential population at full build out | 8,100 to 9,400 |
| Wastewater treatment plant | North End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ○ ○ |
| Capacities of nearby schools | ○ ○ ○ ○ |
| Land ownership | ○ ○ ○ ○ |
| Transit connectivity | ○ ○ ○ ○ ○ |
| Site connectivity and contiguity | ○ ○ ○ ○ ○ |
| Vehicular congestion | ○ ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Silver Ave extension
- Wastewater force main & pump station
- Water feeder main

Phasing and servicing comments

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

Challenging soil conditions will make installation of services more difficult and expensive.

Approximately 5.5km of wastewater force main sewers and a major pump station likely required to provide regional wastewater service.

A water feedermain would need to be extended from the south to provide regional water service.

May be developer-borne costs related to flood protection around Sturgeon Creek due to undersized bridge/culvert crossings; further study required.

Other strengths and weaknesses

- + Proximate to underutilized community infrastructure due to aging population nearby.
 - + Proximate to future employment growth in the desirable northwest quadrant.
 - + Site servicing can be achieved in tandem with CentrePort industrial development.
 - + The larger St James area has been underserved by new development for generations.
 - + Surrounding transportation network has available capacity.
-
- Challenging soil conditions will add cost premium to installation of services.

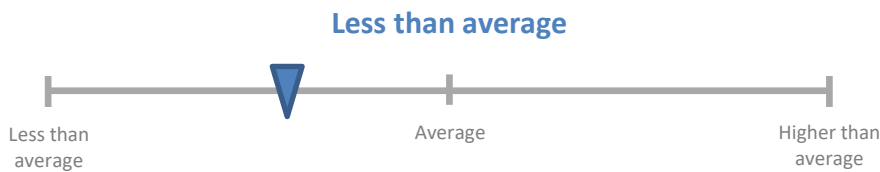
FORT WHYTE

| | |
|---|----------------|
| Potential total units at full build out | 700 to 900 |
| Potential population at full build out | 1,800 to 2,200 |
| Wastewater treatment plant | South End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ○ ○ ○ ○ |
| Capacities of nearby schools | ○ ○ ○ |
| Land ownership | ○ ○ ○ ○ ○ |
| Transit connectivity | ○ ○ |
| Site connectivity and contiguity | |
| Vehicular congestion | ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Wastewater interceptor
- Share of Southwest wastewater interceptor upgrades

Phasing and servicing comments

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

Wastewater interceptor will be extended from Kenaston Blvd

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

Other strengths and weaknesses

- + Developer has expressed previous interest in showcasing sustainability features.
- Potential connectivity to adjacent areas is constrained.

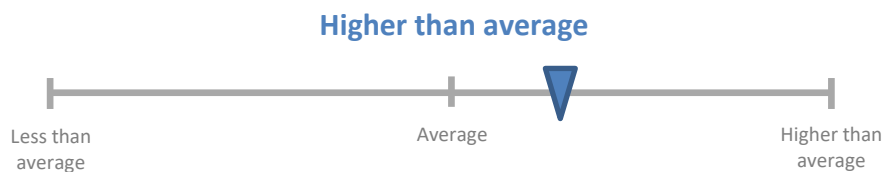
LA BARRIERE

| | |
|---|------------------|
| Potential total units at full build out | 9,300 to 11,000 |
| Potential population at full build out | 23,300 to 27,500 |
| Wastewater treatment plant | South End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ◐ |
| Capacities of nearby schools | |
| Land ownership | ○ ○ ○ ○ ○ |
| Transit connectivity | ○ |
| Site connectivity and contiguity | |
| Vehicular congestion | ○ ○ n/a ◐ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of community centre
- Share of library
- Fire station
- Share of Kenaston Blvd improvements
- Wastewater interceptor
- Water feeder main

Phasing and servicing comments

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

Wastewater interceptor needs to be extended from the South End plant 6km to the east; extension would service Precinct L and Trappistes as well.

Water feeder main would be extended from Kenaston Blvd; extension would service Precinct L and Trappistes as well.

Regional land drainage will likely rely on drainage service extended from the LaSalle River; extension would service Trappistes as well.

Other strengths and weaknesses

- Phasing dependent on St Vital Perimeter South.
- Potential land use conflict with Brady landfill.
- Significant distance from existing jobs.

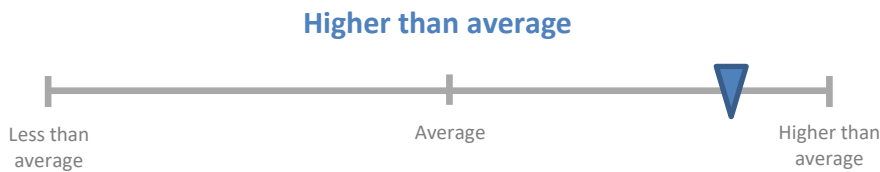
PRECINCT B

| | |
|---|-----------------|
| Potential total units at full build out | 3,700 to 4,400 |
| Potential population at full build out | 9,300 to 11,100 |
| Wastewater treatment plant | North End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-------------|
| Proximity to employment | ○ ○ ○ ○ |
| Capacities of nearby schools | ○ ○ ○ ○ ○ |
| Land ownership | ○ ○ ○ ○ ○ ○ |
| Transit connectivity | ○ ○ ○ ○ ○ |
| Site connectivity and contiguity | ○ ○ ○ ○ ○ |
| Vehicular congestion | ○ ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of community centre
- Share of library
- Share of Arlington Bridge
- Share of Chief Peguis Trail
- Wastewater interceptor

Phasing and servicing comments

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

With the Chief Peguis Trail and wastewater interceptor to be extended from east through to west, Precinct D would precede development.

Other strengths and weaknesses

- + Good proximity to future employment growth in the desirable northwest quadrant.

- Phasing dependent on Precinct D
- Existing constrained school capacities in the northwest quadrant

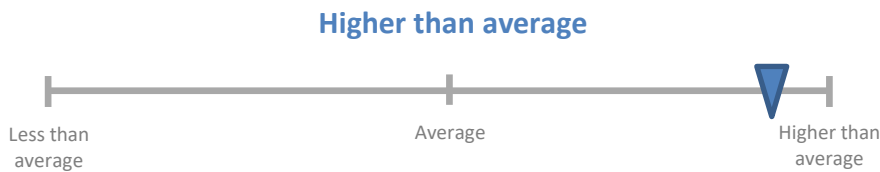
PRECINCT D

| | |
|---|------------------|
| Potential total units at full build out | 11,300 to 13,500 |
| Potential population at full build out | 28,300 to 33,700 |
| Wastewater treatment plant | North End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|---------|
| Proximity to employment | ○ ○ ○ ○ |
| Capacities of nearby schools | ○ ○ ○ ○ |
| Land ownership | ○ ○ ○ ○ |
| Transit connectivity | ○ ○ ○ ○ |
| Site connectivity and contiguity | ○ ○ ○ ○ |
| Vehicular congestion | ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of community centre
- Share of library
- Fire station
- Share of Arlington Bridge
- Share of Chief Peguis Trail
- Wastewater interceptor

Phasing and servicing comments

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

Regional land drainage system likely needs to be extended from Precinct G.

With the Chief Peguis Trail and the interceptor to be extended from east through to the west, Precinct G would precede development.

Other strengths and weaknesses

- + Good proximity to future employment growth in the northwest
- + Proposed future connection to Primary Transit Network on McPhillips

- Phasing dependent on Precinct G.
- Existing constrained school capacities in the northwest quadrant.

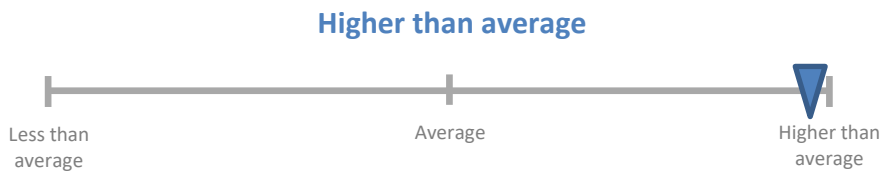
PRECINCT G

| | |
|---|------------------|
| Potential total units at full build out | 4,900 to 5,900 |
| Potential population at full build out | 12,400 to 14,700 |
| Wastewater treatment plant | North End |
| Local area plan completed? | Yes |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ○ ○ ○ ○ |
| Capacities of nearby schools | |
| Land ownership | ○ ○ ○ ○ |
| Transit connectivity | ○ ○ ○ ○ |
| Site connectivity and contiguity | ○ ○ ○ ○ |
| Vehicular congestion | ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of community centre
- Share of library
- Fire station
- Share of Arlington Bridge
- Share of Chief Peguis Trail

Phasing and servicing comments

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

Full build-out will be limited in advance of the completion of the Chief Peguis Trail, the specific extent to which is still pending further study.

Other strengths and weaknesses

- + Proximate to future employment growth in the desirable northwest quadrant.
- + Local area plan already completed.
- + Proposed future connection to high frequency transit on McPhillips.

- Existing constrained school capacities in the northwest quadrant.

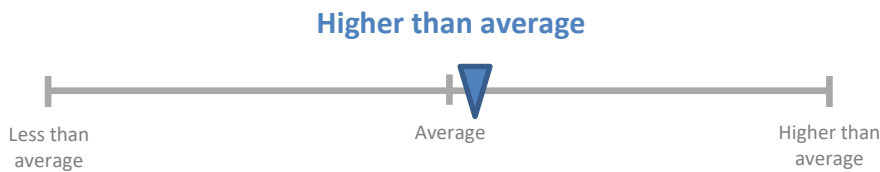
PRECINCT L

| | |
|---|----------------|
| Potential total units at full build out | 1,500 to 1,800 |
| Potential population at full build out | 3,800 to 4,500 |
| Wastewater treatment plant | South End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ○ |
| Capacities of nearby schools | ○ ○ ○ ○ ○ |
| Land ownership | ○ ○ ○ ○ |
| Transit connectivity | ○ ○ |
| Site connectivity and contiguity | ○ ○ ○ |
| Vehicular congestion | ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of community centre
- Share of library
- Share of Kenaston Blvd improvements
- Wastewater interceptor

Phasing and servicing comments

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

Wastewater interceptor needs to be extended from the South End plant 6km to the east; extension would service La Barriere and Trappistes as well.

Diking or other improvements may be necessary for flood protection from adjacent Westendorf Coulee, which appears vulnerable to Red/La Saller River flooding.

Other strengths and weaknesses

- Phasing dependent on St Vital Perimeter South.
- Significant distance from existing jobs.

PRECINCT K SOUTH

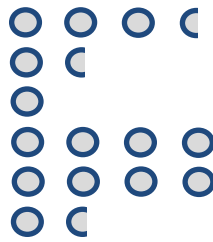
| | |
|---|----------------|
| Potential total units at full build out | 1,600 to 1,800 |
| Potential population at full build out | 3,900 to 4,500 |
| Wastewater treatment plant | South End |
| Local area plan completed? | Yes |

Assessment criteria

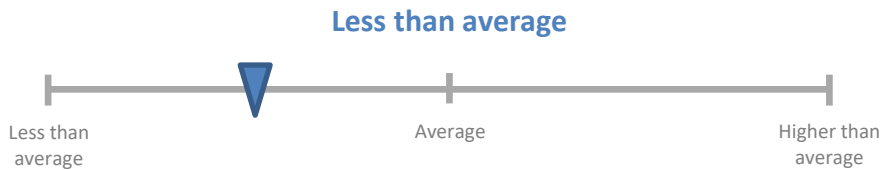
Criteria

- Proximity to employment
- Capacities of nearby schools
- Land ownership
- Transit connectivity
- Site connectivity and contiguity
- Vehicular congestion

Scoring



City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of community centre
- Share of Marion underpass
- Share of St Mary's widening
- Share of Osborne underpass/widening
- Share of Warde Ave extension

Phasing and servicing comments

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

Development cannot proceed without the Warde Ave extension to St Anne's Rd

Other strengths and weaknesses

- + Seamlessly contiguous to the north half of Precinct K.
- + Local area plan already completed.

- Land ownership is fairly fractured.
- Transportation network in the southeast quadrant is very constrained.

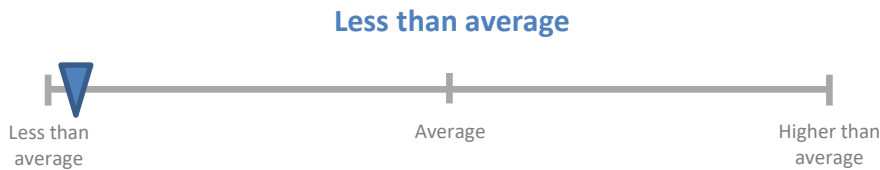
PRECINCT Q

| | |
|---|----------------|
| Potential total units at full build out | 3,000 to 3,200 |
| Potential population at full build out | 7,600 to 8,100 |
| Wastewater treatment plant | West End |
| Local area plan completed? | Yes |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ○ ○ ○ |
| Capacities of nearby schools | ○ ○ ○ |
| Land ownership | |
| Transit connectivity | ○ ○ ○ ○ ○ |
| Site connectivity and contiguity | ○ ○ ○ ○ ○ |
| Vehicular congestion | ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

Bill Clement Parkway

Phasing and servicing comments

Very limited capacity in the West End wastewater treatment plant with no plans currently in place to upgrade it.

Per-person servicing costs are driven by the assignment of the costs of the Bill Clement Parkway from Grant Ave to Wilkes Ave, which is a prerequisite to developing most of the site. With the costs being shared with Wilkes South, per-person costs are quite low, but if they are attributed fully to Precinct Q, its servicing costs would be higher than all other greenfield sites.

Regional land drainage would be provided from various points in Charleswood, of which some are more challenging than others.

Other strengths and weaknesses

- + Local area plan already completed.
- + Opportunity to integrate well into existing adjacent community.

- Very limited capacity in the West End treatment plant.
- Establishing required land drainage connections at various points throughout Charleswood may be challenging. While this is the developer's responsibility, this may inhibit build-out.
- High degree of fractured land ownership will inhibit rate of build-out.

S/O SAGE CREEK

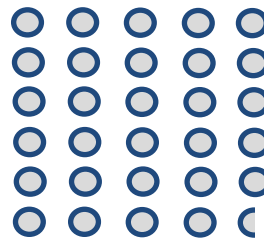
| | |
|---|----------------|
| Potential total units at full build out | 3,300 to 3,700 |
| Potential population at full build out | 8,100 to 9,400 |
| Wastewater treatment plant | North End |
| Local area plan completed? | No |

Assessment criteria

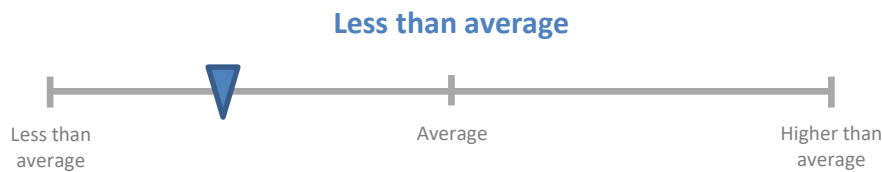
Criteria

- Proximity to employment
- Capacities of nearby schools
- Land ownership
- Transit connectivity
- Site connectivity and contiguity
- Vehicular congestion

Scoring



City-borne servicing costs per person



Expected City-funded projects required at full build out

- Community centre
- Share of library
- Fire station
- Share of Marion underpass
- Share of St Mary's widening
- Share of Osborne underpass/widening
- Wastewater interceptor
- Water feeder main

Phasing and servicing comments

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

Wastewater servicing of all greenfield areas south of the Perimeter Hwy originate at the South End plant. As a result, development in the study area will precede all other development south of the Perimeter Hwy.

Regional water distribution system is not in place. Extending this service would likely first require a study of these lands along with St Vital Perimeter South.

Other strengths and weaknesses

- Existing rural residential population may resist development, particularly since the area is not currently designated for future urban development.
- Transportation network in the southeast quadrant is very constrained.
- A Sector Plan would need to be prepared for the area south of the Perimeter Hwy, East of the Red River, before even precinct planning could begin. The Sector Plan would form the basis for more detailed greenfield phasing.

SOUTH TRANSCONA

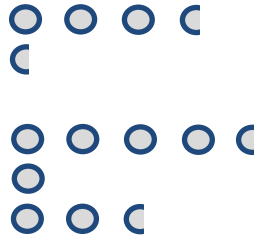
| | |
|---|----------------|
| Potential total units at full build out | 3,300 to 3,900 |
| Potential population at full build out | 8,300 to 9,800 |
| Wastewater treatment plant | North End |
| Local area plan completed? | No |

Assessment criteria

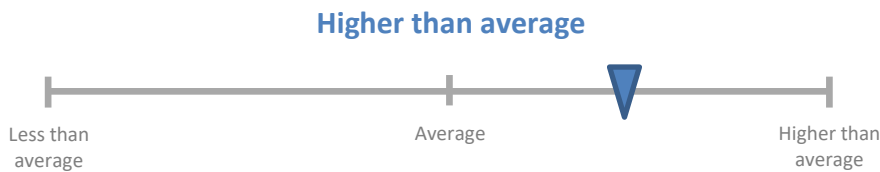
Criteria

- Proximity to employment
- Capacities of nearby schools
- Land ownership
- Transit connectivity
- Site connectivity and contiguity
- Vehicular congestion

Scoring



City-borne servicing costs per person



Expected City-funded projects required at full build out

- Community centre
- Fire station
- Share of Schreyer Parkway
- Share of Marion underpass
- Share of Louise Bridge
- Share of Mission combined sewer relief

Phasing and servicing comments

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

May be limited capacity in the Dugald Rd wastewater interceptor for high wastewater-generating developments.

Regional land drainage for the site will be supported by the separation of the Mission combined sewer relief works, including the rehabilitation of the existing Dugald interceptor for land drainage. Developers will likely be required to contribute their share of these costs through the subdivision and rezoning process. In advance of these works, development may be able to proceed subject to more stringent land drainage design standards, which might include dedicating a larger portion of land for land drainage facilities.

Other strengths and weaknesses

- + Last remaining site in the northeast quadrant.
- High degree of fractured land ownership will inhibit rate of build-out.
- Poor connectivity to existing residential amenities.

ST VITAL PERIMETER SOUTH N/O FLOODWAY

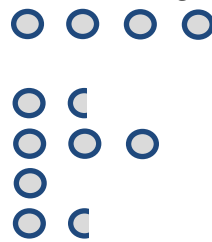
| | |
|---|------------------|
| Potential total units at full build out | 14,100 to 16,700 |
| Potential population at full build out | 35,300 to 41,700 |
| Wastewater treatment plant | South End |
| Local area plan completed? | No |

Assessment criteria

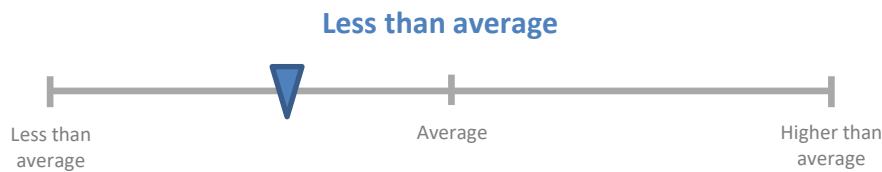
Criteria

- Proximity to employment
- Capacities of nearby schools
- Land ownership
- Transit connectivity
- Site connectivity and contiguity
- Vehicular congestion

Scoring



City-borne servicing costs per person



Expected City-funded projects required at full build out

- Community centre
- Share of library
- Fire station
- Share of Marion underpass
- Share of St Mary's widening
- Share of Osborne underpass/widening
- Wastewater interceptor
- Water feeder main

Phasing and servicing comments

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

Wastewater servicing of all greenfield areas south of the Perimeter Hwy originate at the South End plant. As a result, development in the study area will precede all other development south of the Perimeter Hwy.

Regional water distribution system is not in place. Extending this service would likely first require a study of these lands along with S/O Sage Creek.

Lands west of St Mary's Rd are vulnerable to flooding, with no plans currently in place for protection.

Other strengths and weaknesses

- Existing rural residential population may resist development, particularly since the area is not currently designated for future urban development.
 - Transportation network in the southeast quadrant is very constrained.
 - High degree of fractured land ownership will inhibit rate of build-out.
- A Sector Plan would need to be prepared for the area south of the Perimeter Hwy, East of the Red River, before even precinct planning could begin. The Sector Plan would form the basis for more detailed greenfield phasing.

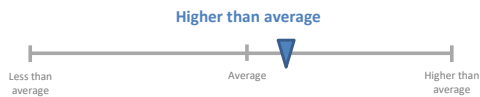
TRAPPISTES

| | |
|---|------------------|
| Potential total units at full build out | 6,300 to 7,400 |
| Potential population at full build out | 15,700 to 18,500 |
| Wastewater treatment plant | South End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ○ |
| Capacities of nearby schools | ○ |
| Land ownership | ○ ○ ○ ○ ○ |
| Transit connectivity | ○ ○ |
| Site connectivity and contiguity | n/a |
| Vehicular congestion | ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of community centre
- Share of library
- Share of Kenaston Blvd improvements
- Wastewater interceptor
- Water feeder main

Phasing and servicing comments

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

Wastewater interceptor needs to be extended from the South End plant 7.5km to the east; extension would service Precinct L and La Barriere as well.

Water feeder main would be extended from Kenaston Blvd; extension would service Precinct L and La Barriere as well.

The adjacent La Salle River provides a convenient opportunity for stormwater discharge; however, no regional drainage plans currently exist.

Other strengths and weaknesses

- Phasing dependent on St Vital Perimeter South
- Potential land use conflict with Brady landfill
- Significant distance from existing jobs

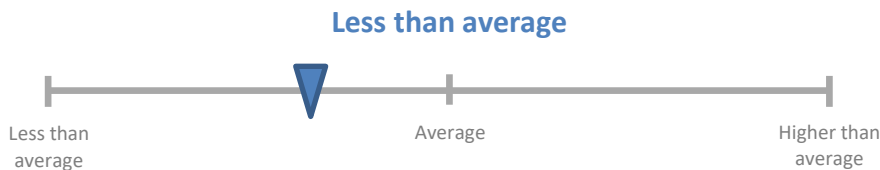
WILKES SOUTH

| | |
|---|------------------|
| Potential total units at full build out | 32,900 to 39,100 |
| Potential population at full build out | 82,200 to 97,800 |
| Wastewater treatment plant | West End |
| Local area plan completed? | No |

Assessment criteria

| Criteria | Scoring |
|----------------------------------|-----------|
| Proximity to employment | ○ ○ ○ ○ ○ |
| Capacities of nearby schools | |
| Land ownership | ○ ○ ○ |
| Transit connectivity | ○ ○ ○ |
| Site connectivity and contiguity | ○ ○ ○ |
| Vehicular congestion | ○ ○ ○ ○ |

City-borne servicing costs per person



Expected City-funded projects required at full build out

- Two community centres
- Library
- Fire station
- Bill Clement Parkway
- Wastewater interceptor
- Water feeder main

Phasing and servicing comments

Very limited capacity in the West End wastewater treatment plant with no plans currently in place to upgrade it.

Wastewater interceptor would be extended from the West End plant and be phased west-to-east, while the water feedermain would be extended from the northeast corner of the site and be phased from east-to-west.

With the Bill Clement Parkway being extended from the north, Precinct Q would precede development.

Regional land drainage would be provided from various points in Charleswood, of which some are more challenging than others. Part of this extension relies on development of adjacent Precinct Q lands.

Other strengths and weaknesses

+ While aggregate servicing costs are high, the site can accommodate significant development.

- Very limited wastewater treatment capacity at the West End plant.

- Existing rural residential population may resist development.

- While there are multiple available vehicular connection points to the north, they may not be able to accommodate significant traffic volumes, in which case this very large area would have very poor connectivity to the rest of the city.

WAVERLEY WEST EAST

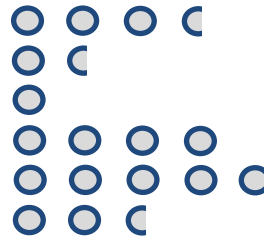
| | |
|---|----------------|
| Potential total units at full build out | 2,800 to 3,400 |
| Potential population at full build out | 7,100 to 8,400 |
| Wastewater treatment plant | South End |
| Local area plan completed? | Yes |

Assessment criteria

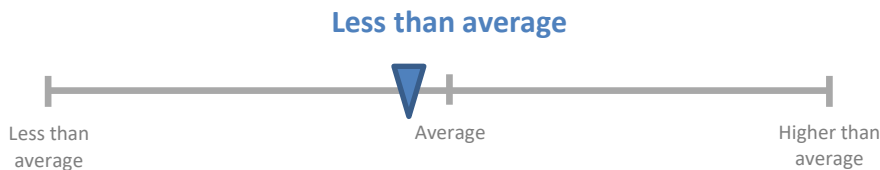
Criteria

- Proximity to employment
- Capacities of nearby schools
- Land ownership
- Transit connectivity
- Site connectivity and contiguity
- Vehicular congestion

Scoring



City-borne servicing costs per person



Expected City-funded projects required at full build out

- Share of Waverley West community centre/library
- Share of fire station
- Share of Kenaston Blvd improvements
- Share of Southwest wastewater interceptor upgrades

Phasing and servicing comments

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

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

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

Other strengths and weaknesses

- + Seamlessly contiguous to other Waverley West neighbourhoods.

+ Local area plan already completed.

- Constrained school capacities.

- High degree of fractured land ownership will inhibit rate of build-out.