

## **Heuristic Consulting Associates**

Marc Rutten, P.Eng.  
General Manager of Engineering Services  
Comox Valley Regional District  
600 Comox Road  
Courtenay, BC V9N 3P6

Dear Mr. Rutten,

The Comox Valley Regional District (CVRD) engaged Heuristic Consulting Associates (HCA) to help determine the most suitable property for developing Comox Pumping Station #2 (CPS#2).

I am pleased to provide the following report and recommendation related to that assignment.

### **BACKGROUND**

- The CVRD identified the second sewer pump station as a priority in the regional growth strategy, the sewer master plan, the CVRD's strategic priorities and the Comox Valley sewerage financial plan.
- The pump station is a priority because of environmental risks related to exposure of the sewage pipeline along Willemar Bluff. In 2002 the CVRD discovered that beach erosion along the steep, sandy coastal Willemar Bluff had exposed significant portions of the forcemain – putting the integrity of this section at risk.
- Over the last 10 years, temporary measures have been put into place including the installation of gabion baskets to provide short-term protection against exposure of the pipeline.
- In 2005 the CVRD completed study work recommending that a new pump station be constructed near the intersection of Croteau Road and Docliddle Road and that a new inland forcemain alignment be constructed from the new pump station to the CVWPCC, thereby bypassing Willemar Bluff.
- In February 2014, following completion of the regional growth strategy and the regional sewer master plan, the CVRD completed additional study work to compare the suitability of two locations (one adjacent to the existing Jane Place pump station and the other near the originally recommended location). The study reinforced the recommendation that the new Comox No. 2 pump station be located near the intersection of Croteau and Docliddle Roads.

### **SITE SELECTION METHODOLOGY**

The methodology reflects a decision process that is commonly used in identifying sites for institutional, commercial and industrial land development, as well as for non-development land uses such as for public open space acquisition or habitat restoration.

The steps in applying this recognized site selection methodology for CPS#2 included working closely with the CVRD to:

1. *Clarify overall context and develop site selection methodology to meet CVRD's needs*
2. *Identify requirements to meet project objective*
3. *Determine site selection criteria*

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4. Describe evaluation criteria and define importance weighting for the various factors
5. Capture site data from various sources, and conduct field reviews of candidate sites
6. Analyze, evaluate and rank candidate sites to produce a short-list of candidate sites and recommendation

### **1. Clarify overall context and develop site selection methodology to meet CVRD's needs**

Site selection criteria recognize community goals set out in the Regional Growth Strategy and align with CPS#2 project requirements.

Reviewing goals in the growth strategy goals helped to identify and align site selection criteria – with goals such as protecting the natural environment and providing affordable, effective and efficient services and infrastructure.

### **2. Identify requirements to meet project objective**

*Project objective:* The objective is to mitigate environmental risk along the Willemar Bluff by finding a suitable pump station site to support the overland forcemains. The pump station site needs to optimize three broad sets of factors:

- a. Meet engineering / technical requirements
- b. Minimize environmental, archeological and neighbourhood factors
- c. Satisfy project timelines, be financially prudent and minimize risk

### **3. Determine site selection criteria**

*Defined Area:* The initial study area was defined by two threshold criteria - a location between Jane Place and Goose Spit, with site elevation suitable for a pumping station. Although earlier reports recommended a site in the area of Croteau & Docliddle Roads, that neighbourhood location was not set as a constraint – that is, all lots in the Town of Comox and Electoral Area 'B' that met the two threshold criteria were included for possible selection.

*Evaluation sub-factors:* The following sub-factors were identified for analysis and evaluation in rating sites within the defined area:

- Engineering / technical factors
  1. Site size / dimensions
  2. Site elevation
  3. Utilities
  4. Site characteristics
- Neighbourhood / Environmental / Archeological factors
  5. Compatibility with adjoining land uses
  6. Freedom from environmental / archeological conflicts
  7. Capacity to add incremental community / environmental benefit
  8. Construction period disruption
  9. Existing site development
- Financial / risk factors
  10. Availability / potential for risk of delay
    - Time to 'shovel ready'
    - Regulatory (e.g., MOTI, DFO, FLNRO)
    - Title / Encumbrances

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### 11. Site costs

#### 4. Describe evaluation criteria and define weighting for ranking the various factors

Criteria for the above sub-factors were described, to facilitate the evaluation of each candidate site. Weighting was assigned to recognize each factor's relative importance to the project, and a rating description developed for application in considering each candidate site.

Site evaluation criteria are described in Appendix 'A'.

#### 5. Capture documentation and site data from various sources, and conduct field reviews of candidate sites

A number of reports and documents were reviewed to align criteria with background information - including engineering reports, regulatory information and by-laws, regional strategies and plans. Site inventory was captured from regional, municipal, BC Assessment and BC Hydro databases and confirmed through interviews. Field reviews of neighbourhoods and candidate sites was undertaken to confirm database information.

#### 6. Analyze, evaluate and rank candidate sites to produce a short-list of candidate sites and recommendation

Over two hundred sites were included in the area defined by two threshold criteria – i.e. elevation requirements and a location between Jane Place and Goose Spit. Once site evaluation criteria were described, each candidate site in the defined area was screened to determine its rating.

Initial screening, using the described criteria and pre-determined rating scale, reduced the number of candidate sites in the defined area to a long-list of 20. Further analysis and evaluation further reduced the number of candidate sites to a 'short list' of four.

The top 20 ranked sites are shown in a Site Evaluation Matrix (Appendix 'B') and illustrated on Map 'A'.

## **CONCLUSION & RECOMMENDATION**

The long-list of 20 sites selected from the defined area between Jane Place and Goose Spit is demonstrated on Map A below.

The maximum possible score in the site selection scoring system is 156. The short-list of the four highest ranked parcels is shown on Map B below. Their ranking is as follows:

Site	Description	Scoring
15	Roll No. 771-01947.375: Vacant lot, Beech Street	107.5
20	Roll No. 771-01947.350: Vacant lot, Young Street	105.0
2	Roll No. 412-0711.000: MacDonald Wood Park	97.5
3	Roll No. 412.710.000: Mack Laing Park	97.0

790 View Avenue  
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Phone: (250) 338-9578  
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Sites 2 and 3 are municipal park properties with restricted uses. They would require re-zoning that would likely involve significant levels of public opposition, extending well beyond the project timeline.

Sites 15 and 20 are both highly ranked and have zoning that permits development of utilities buildings. Site 15 is currently available for sale at slightly less than the 2014 assessed value. It has been listed for approximately three years. This parcel is an unencumbered vacant lot with good topography, access to necessary electrical utilities and excellent alignment for future forcemains. This is a large parcel that allows for good buffering from neighbouring properties, and it has no apparent sensitive ecosystems.

Upon completion of further due diligence, it is recommended that the CVRD pursue acquisition of Site 15, legally described at Lot A, District Lot 110, Comox District, Plan VIP82713.

Please let me know if you have any questions.

Sincerely,



Bruce Turner, MBA, AACI, P.App.

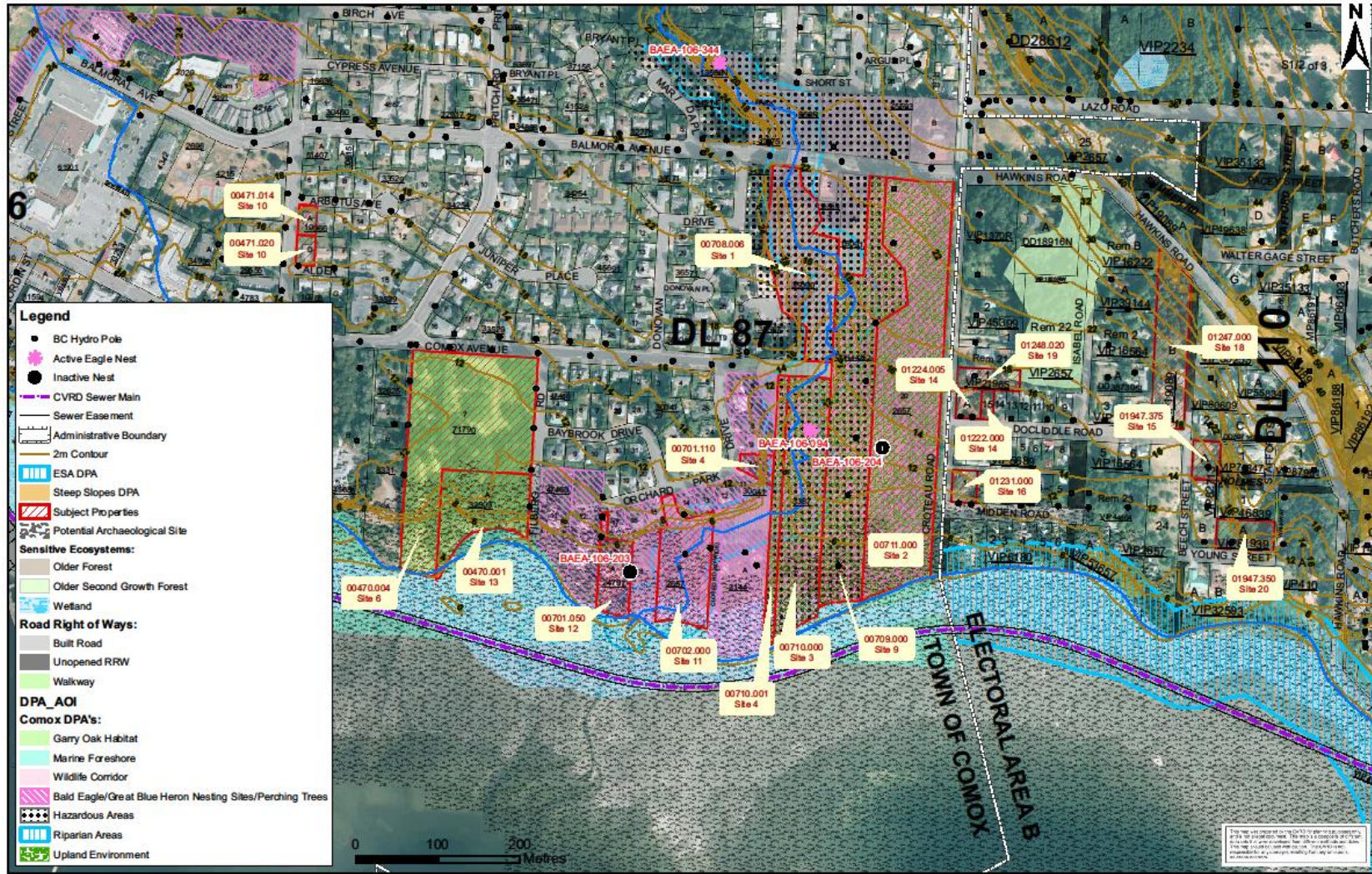
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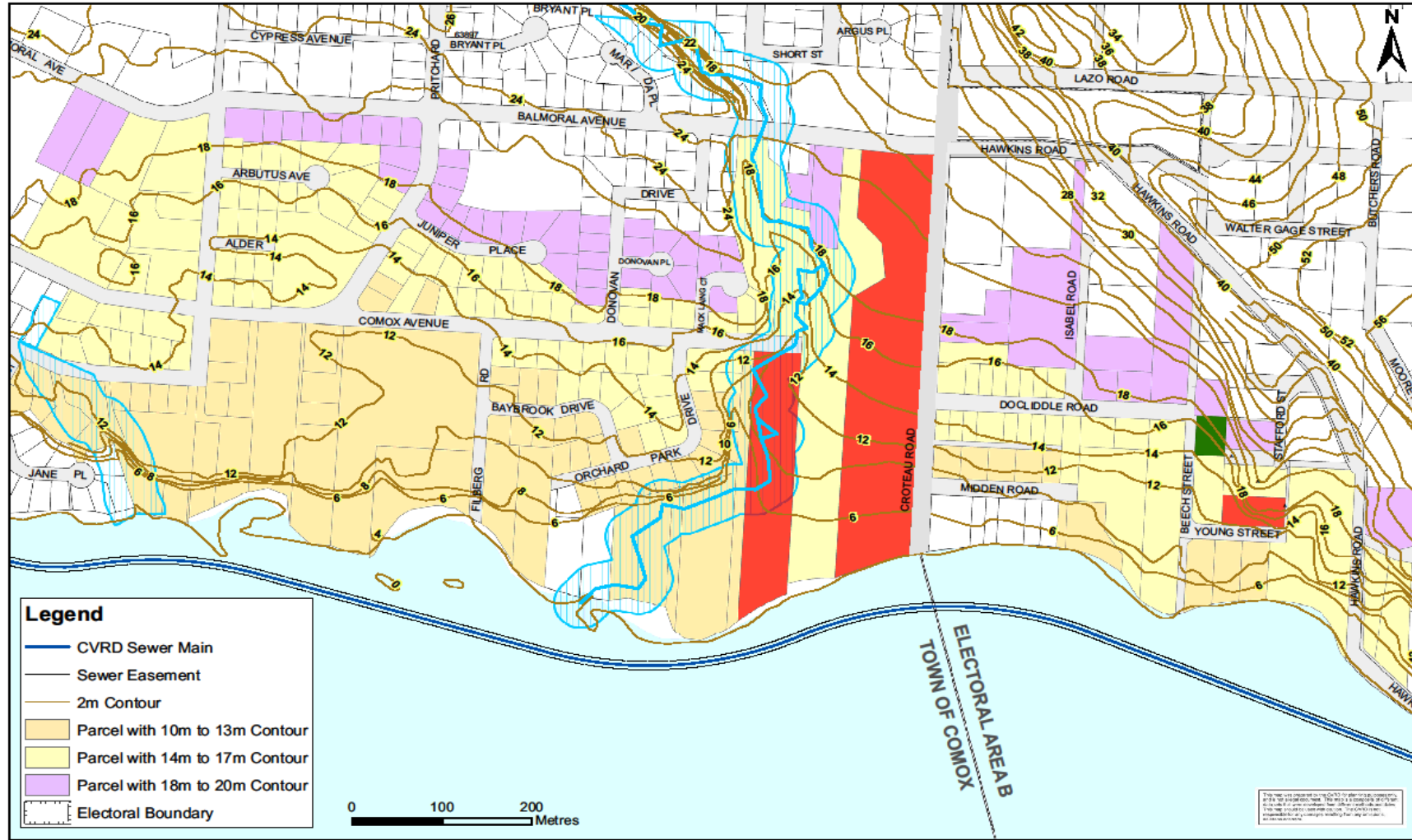
Appendix 'A': Site Evaluation Criteria

Appendix 'B': Site Evaluation Matrix: Top 20 Ranked Sites

MAP 'A' - Long-list of 20 ranked sites in project defined area



MAP 'B' - Short-list of top 4 ranked sites in project defined area



**RANKING CRITERIA ... SITE ENCUMBRANCES / TITLE**

*Land status / availability is a basic criterion for siting infrastructure.*

*Title to the site should be free of legal encumbrances, surveyed with an accurate legal description and preferably have a single owner. Evaluate as follows:*

Clear or unclear title, owner/seller not interested	0
Uncertain title/boundaries; multiple owners	1
Some encumbrances/easements, etc., multiple owners	2
Clear title, recent survey, possibly available	3
Clear title, recent survey, definitely available	4

**RANKING CRITERIA ... SITE COST**

*Land parcels should be available at an affordable cost. The most favorable situation is one in which the parcel might be public land available at no cost to local government. Less favourable situation - the cost of some parcels may be totally beyond the available funds.*

*Evaluate as follows:*

Site is cost prohibitive	0
Site is above fair market value for lot (e.g., it has improvements) but may be within reach	1
Site is available at fair market value	2
Site is available below fair market value	3
Site is available at no cost or has a nominal administrative fee	4

**RANKING CRITERIA ... EXISTING SITE DEVELOPMENT**

*Vacant, undeveloped land is preferable; if developed or currently used, evaluate based on the magnitude of existing uses requiring relocation; convertibility; demo cost and/or demolition and the simplicity of the action.*

*Evaluate as follows:*

Site is comprehensively developed (land/building value ratio; newer, valuable structures)	0
Site has existing improvements that are assessed at more than \$100,000 but may be alternately used as rentals, or continue use in life-estate, etc.	1
Site has improvements assessed at less than \$100,000 (i.e. limited remaining life, with relatively minor demolition/remediation cost)	2
Site is vacant, developable but needs upgrades to utilities	3
Site is vacant, developable, and serviced with utilities sufficient to meet project requirements	4

## RANKING CRITERIA ... SITE SIZE

*Pumping station site size ideally satisfies construction, operational and maintenance requirements but also addresses community concerns, and potentially offers environmental / social benefits. The ideal site will not only avoid stigma, but might generate support for development due to benefits to the local community*

*Evaluate as follows:*

Site size does not meet basic requirements for construction, operation, maintenance (minimum size 26m X 27m)	0
Site meets basic requirements for construction, operation, maintenance	1
Site size meets basic requirements for construction, operation, maintenance and provides minimum buffering for odour & noise (i.e. backup generators)	2
Site size meets basic requirements, and is sufficiently large to effectively address neighbourhood concerns & perceptions (e.g., stigma due to factors such as noise; smell; visibility; fear of loss in property value of adjoining sites)	3
Site size meet basic requirements, permits innovative solutions to stigma factors, and facilitates environmental / social benefits	4

**RANKING CRITERIA ... SITE CHARACTERISTICS (beyond Size)**

Site characteristics can vary widely. (Site size and elevation are considered separately, due to their importance). Engineering solutions for site impairments may be available but costly. The site should:

- **provide a site location that optimizes forcemain length with acceptable cost**
- have reasonably level topography
- have road access, room for turning radius, service vehicle parking
- meet necessary subsurface / geotechnical conditions (based on available information)
- be secure (or capable of being made secure)
- have required utilities (hydro, potable water, domestic sewer)
- not have hydrology issues (e.g., drainage problems, flooding, streams)
- preferably offer screening such as trees, vegetation

Evaluate as follows:

Site has unacceptable characteristics for project requirements	0
Site can be made capable of meeting project requirements but with substantial additional cost / time requirement	1
Site meets basic project requirements, with some additional cost / possible time delays	2
Site meets project requirements, and optimizes whole-life costs	3
Site meets project requirements, optimizes whole-life costs and has significant potential to offer environmental / social benefits	4

**RANKING CRITERIA ... LEGAL / REGULATORY**

*The site should meet zoning requirements (or have good probability of support for re-zoning; approvals and consultations [e.g., Town of Comox, FN, MOTI, DND, DFO, FLNRO]); avoid conflict with conservation/protection areas; have straightforward ownership / control; be clear of title charges & encumbrances*

*Evaluate as follows:*

The site will not meet legal / regulatory / key player requirements without incurring unacceptable cost levels and/or time delays.	0
The site has low probability of meeting legal / regulatory / key player requirements within acceptable cost and time constraints	1
The site has moderate probability of meeting legal / regulatory / key player requirements within acceptable cost and time constraints	2
The site has moderate/high probability of meeting legal / regulatory / key player requirements within acceptable cost and time constraints	3
The site meets (with small delays) legal / regulatory / key player requirements within acceptable cost and time constraints	4

## RANKING CRITERIA ... NEIGHBOURHOOD COMPATIBILITY

*perceptions by adjoining land owners and the immediate neighbourhood. During construction, there is also disruption to the affected neighbourhoods due to forcemain installation and pumping station construction. Requiring effective communication and minimizing to disruption to extent possible.*

*Adjoining neighbours are most affected having concerns that include: noise (construction noise / danger over an extended period, operation, backup generators); odour; visibility - loss in property value due to stigma, and so on.*

*Preferred sites are those where negative impacts (or perceptions) can be mitigated, or ideally where local interest groups accept the development where their concerns are acknowledged and recognized - possibly through benefits received or even some form of compensation where that may be necessary.*

*Evaluate as follows:*

Site meets basic engineering requirements but is not compatible with immediately adjoining land uses / development.	0
Site meets basic engineering requirements and, with added cost and design features, may be made somewhat compatible within an established neighbourhood. PS development is likely to be strongly opposed.	1
Site meets basic engineering requirements and, with added cost and design features, may be made somewhat compatible with a heterogeneous neighbourhood. Opposition to development is expected.	2
Site meets project requirements and, with design features, may be made compatible with anticipated future land uses - adding benefits to present/future community (e.g., environmental, social, heritage)	3
Site is of sufficient size and screened (noise, odour, visibility), or it blends into neighbourhood, and offers benefits (e.g., environmental / social / heritage) so that there is moderate support by the local community	4

**RANKING CRITERIA ... ENVIRONMENTAL / ARCHEOLOGICAL**

*The site should be free of any environmental / archeological / cultural conflicts and not impinge upon conservation areas. Ideally site development and use may make a positive contribution to the environment.*

*Evaluate as follows:*

Site development would negatively impact the environment / cultural heritage.	0
Site development may have negative environmental implications, but it is possible to mitigate against risks	1
There is no evidence that the site presents any environmental / archeological / cultural conflicts	2
Site development offers opportunities to provide some environmental or social benefit	3
Site development, including some environmental or social benefit, is supported by the community	4

<b>RANKING CRITERIA ... DELAY RISK / TIMING</b>	
<p><i>Ideally the site is readily available, for fair market or lower cost, with no lengthy delays due to requirements for re-zoning, boundary extensions, lengthy consultation processes or other factors leading to delays (e.g., encumbrances, multiple owners, etc.).</i></p> <p><i>- Site location should optimize length of the forcemain, a major cost factor</i></p> <p><i>Evaluate as follows:</i></p>	
Site is not available within required project timeline, without incurring extraordinary unacceptable costs	0
Site assembly is required (i.e. multiple lots) involving multiple owners and that require re-zoning &/or boundary extension; significantly increased potential for capacity/health risks, plus time/cost increases	1
Single large lot but requiring re-zoning &/or boundary extension - estimate up to two years delay Site location does not optimize forcemain length, adding substantial cost	2
Single large lot requiring re-zoning, estimated at 6 to 9 months Site location reasonably optimizes forcemain length, representing acceptable cost	3
Site can be acquired to accommodate project timeline; no re-zoning or boundary extension is required; site characteristics advance 'shovel ready' state Site location optimizes forcemain length / cost	4

<b>RANKING CRITERIA ... ELEVATION</b>	
<p><i>Site elevation is important due to impact on Courtenay &amp; Comox#1 pumping stations, construction costs / pump capacity issues at new pumping station.</i></p> <p><i>Evaluate as follows:</i></p>	
Site elevation is significantly below 10m or above 20 m elevation (i.e. cost prohibitive)	0
Site elevation is slightly below 10m or above 20m elevation but within a cost acceptable engineering solution	1
Site elevation - 10-13 m	2
Site elevation - 18-20 m	3
Site elevation - 14 - 17 m	4

<b>RANKING CRITERIA ... UTILITIES</b>	
<i>Site development as a sewerage pumping requires utilities including: 600v hydro; potable water; domestic sewer. The site may benefit from potential to include facilities that utilities that provide some benefit to the local community.</i>	
<i>Evaluate as follows:</i>	
Site is not currently serviced, and costs to extend servicing would be unacceptable	0
Site is not currently serviced, and costs to extend servicing would be high, but may be acceptable if viewed in a whole-life context for the project	1
Site is not currently serviced, and costs to extend would be moderate	2
Site is partially serviced - e.g., potable water, domestic sewer but 600v hydro needs to be upgraded	3
Site meets all utilities services requirements	4

<b>RANKING CRITERIA ... CONSTRUCTION PERIOD DISRUPTION /</b>	
<i>Some traffic disruption and neighbourhood disturbance is inevitable during construction of the pumping station and installation of the forcemain. To the extent possible, the disruption/disturbances should be minimized over the shortest possible project time period.</i>	
<i>Evaluate as follows:</i>	
Site would cause major disruption / disturbance and unacceptable economic harm to a large area, over a long construction time period (i.e. beyond anticipated project timeline)	0
Site would cause major disruption / disturbance and some economic harm to a large area over the the anticipated project timeline	1
Site would cause significant disruption / disturbance to several residential neighbourhoods but with some potential for an extended project timeline	2
Site would involve significant disruption / disturbance to a small number of residential neighbourhoods over the anticipated project timeline	3
Site would involve significant disruption / disturbance to a minimum number of residential neighbourhoods over the shortest possible project timeline	4

**RANKING CRITERIA ... POTENTIAL FOR VALUE-ADD:  
ENVIRONMENTAL / COMMUNITY / CULTURAL BENEFITS TO  
COMMUNITY**

*Sewerage pumping station is a necessary but not necessarily a popular land use. To gain greater acceptance / support of this land use in the community, it can be helpful to acquire a site that has potential to offer facilities / amenities or conservation advantages that the community desires but finds difficult to fund.*

*Development of 'value adds' proposed is supported or currently being sought by community groups*

*Evaluate as follows:*

Site is too small or incompatible with surrounding land uses to offer benefits. Its development might be perceived as 'value-loss' vs. 'value-add'.	0
Site is somewhat compatible with surrounding land uses and may offer slight benefits. At best, viewed as 'neutral' in terms of 'value-add'.	1
Site is somewhat compatible with surrounding land uses and development offers some benefit, likely perceived as a slight 'value-add'.	2
Site is large, CPS can be well-screened with capacity to include some facilities/amenities that community is likely to support	3
Site is large, CPS can be well-screened and is capable of providing facilities / benefits that the community is currently challenged to develop.	4

### ***Criteria Ranking Scores***

0 = unacceptable (e.g., least desirable/least cost effective)

1 = poor

2 = fair

3 = good

4 = excellent (e.g., most desirable &/or most cost effective)

Site Evaluation Matrix

APPENDIX B

ROLL NO. / SITE ADDRESS / LEGAL DESC		412-00708.006 LOT 2, ON BALMORAL	412-00711.000 LOT 20, BALMORAL at CROTEAU	412-00710.000 LOT 2, PL. 3387 Mack Laing Pk.	412-00701.110+ 412-00703.000 LOT 10, ORCHRD PK DR	412-00275.000 1653 COMOX AVE	412-00470.004 COMOX AVE	412-00464.010 & 012 102 STEWART & 1631 COMOX	412-00710.001 (PT. OF LOT 2, PL. 3387) 1431 COMOX AVE								
CRITERIA	Imp. Wt.	SITE 1	x WF	SITE 2	x WF	SITE 3	x WF	SITE 4	x WF	SITE 5	x WF	SITE 6	x WF	SITE 7	x WF	SITE 8	x WF
Site Size / Dimensions	5	4	20	4	20	4	20	2.5	12.5	3	15	4	20	4	20	3	15
Site elevation	4	2	8	3	12	2.5	10	2	8	2	8	1.5	6	2.5	10	2	8
Utilities	4	2	8	2	8	2	8	2	8	2	8	2	8	2	8	2	8
Site characteristics (other)	4	1	4	2.5	10	2.5	10	2.5	10	2	8	3	12	2	8	2	8
<b>TOTALS - Engineering / Technical Factors</b>	<b>44%</b>		<b>40</b>		<b>50</b>		<b>48</b>		<b>38.5</b>		<b>39</b>		<b>46</b>		<b>46</b>		<b>39</b>
<b>Neighbourhood / Environmental / Archeological Factors</b>																	
Neighbourhood compatibility with adjoining land uses	4	1	4	1	4	2	8	2	8	1	4	1.5	6	2	8	2.5	10
Capacity to add incremental community/environmental benefit	4	3	12	3	12	3	12	3	12	2	8	3	12	3	12	3	12
Construction period: disturbance to residents / disruption to traffic	3	2.5	7.5	2.5	7.5	2	6	2	6	1.5	4.5	2	6	2	6	2.5	7.5
Existing site development	3	4	12	4	12	3	9	4	12	3	9	3	9	2	6	2	6
<b>TOTALS - Neighbourhood / Environmental / Archeological Factors</b>	<b>36%</b>		<b>35.5</b>		<b>35.5</b>		<b>35</b>		<b>38</b>		<b>25.5</b>		<b>33</b>		<b>32</b>		<b>35.5</b>
<b>Financial / Legal Factors</b>																	
Availability (timing delay risk &/or encumbrances)	4	0	0	0	0	1	2	2	8	2	8	1	4	2	8	1.5	6
Site cost	4	3	12	3	12	3	12	2.5	10	1.5	6	3	12	2	8	3	12
<b>TOTALS - Financial / Legal Factors</b>	<b>21%</b>		<b>12</b>		<b>12</b>		<b>14</b>		<b>18</b>		<b>14</b>		<b>16</b>		<b>16</b>		<b>18</b>
<b>SITE EVALUATION SUMMARY TABLE</b>																	
Engineering / Technical Factors			40		50		48		38.5		39		46		46		39
Neigh / Envir / Arch Factors			35.5		35.5		35		38		25.5		33		32		35.5
Financial / Legal Factors			12		12		14		18		14		16		16		18
<b>TOTAL - ALL FACTORS</b>			<b>87.5</b>		<b>97.5</b>		<b>97.0</b>		<b>94.5</b>		<b>78.5</b>		<b>95.0</b>		<b>94.0</b>		<b>92.5</b>

### Site Evaluation Matrix

ROLL NO. / SITE ADDRESS / LEGAL DESC	412-00709.000 LOT 1, PL.3387 1413 BALMORAL AVE		412-00471.020 & .014 150 & 170 STEWART ST.		412-00702.000 LOT 9, PL. 2967 70 ORCHARD PARK DRIVE		ROLL NO. ??? Rem 'B', Pl 24797 or Rem 'A', Pl 24797 or ??? Large lots on waterfront		412-00470.001 61 FILBERG ROAD		771-01222.000 & - 1224.005 108 Croteau + Vacant lot		771-01947.375 Vacant Lot Beech St.		771-01231.000 70 Croteau Rd (beside 1332 Midden)		771-01210.000 + 01211.000 (1343 & 1339 Doctdale)	
CRITERIA	SITE 9	x WF	SITE 10	x WF	SITE 11	x WF	SITE 12	x WF	SITE 13	x WF	SITE 14	x WF	SITE 15	x WF	SITE 16	x WF	SITE 17	x WF
Site Size / Dimensions	4	20	2	10	4	20	4	20	4	20	3	15	2	10	2	10	2	10
Site elevation	4	16	4	16	2	8	2	8	2	8	4	16	4	16	2	8	4	16
Utilities	2	8	2	8	2	8	2	8	2	8	1	4	2	8	1	4	1	4
Site characteristics (other)	2	8	2	8	2	8	2	8	3	12	2	8	3	12	2	8	2	8
<b>TOTALS - Engineering / Technical Factors</b>	<b>52</b>		<b>42</b>		<b>44</b>		<b>44</b>		<b>48</b>		<b>43</b>		<b>46</b>		<b>30</b>		<b>38</b>	
<b>Neighbourhood / Environment</b>																		
Neighbourhood compatibility with adjoining land uses	2.5	10	1	4	2	8	2	8	2	8	2	8	2	8	2	8	2	8
Capacity to add incremental community/environmental benefit	3	12	2	8	2.5	10	2.5	10	3	12	2	8	2	8	2	8	2	8
Construction period: disturbance to residents / disruption to traffic	3	9	1	3	2	6	2	6	2	6	2.5	7.5	2.5	7.5	2.5	7.5	2.5	7.5
Existing site development	2	6	1	3	3	9	3	9	1	3	3	9	4	12	1	3	1	3
<b>TOTALS - Neighbourhood / Environmental / Archeological Factors</b>	<b>37</b>		<b>18</b>		<b>33</b>		<b>33</b>		<b>29</b>		<b>32.5</b>		<b>35.5</b>		<b>26.5</b>		<b>26.5</b>	
<b>Financial / Legal Factors</b>																		
Availability (timing delay risk &/or encumbrances)	1	4	1	4	1.5	6	1.5	6	1.5	6	2	8	4	16	2	8	1	4
Site cost	1	4	2	8	3	12	3	12	3	12	2	8	2.5	10	2	8	1	4
<b>TOTALS - Financial / Legal Factors</b>	<b>8</b>		<b>12</b>		<b>18</b>		<b>18</b>		<b>18</b>		<b>16</b>		<b>26</b>		<b>16</b>		<b>8</b>	
<b>SITE EVALUATION SUMMA</b>																		
Engineering / Technical Factors	52		42		44		44		48		43		46		30		38	
Neigh / Envir / Arch Factors	37		18		33		33		29		32.5		35.5		26.5		26.5	
Financial / Legal Factors	8		12		18		18		18		16		26		16		8	
<b>TOTAL - ALL FACTORS</b>	<b>97.0</b>		<b>72.0</b>		<b>95.0</b>		<b>95.0</b>		<b>95.0</b>		<b>91.5</b>		<b>107.5</b>		<b>72.5</b>		<b>72.5</b>	

## Site Evaluation Matrix

ROLL NO. / SITE ADDRESS / LEGAL DESC	771-01247.000 1260 Doeliddle	771-01248.020 118 Croteau Rd	771-01947.350 Vacant Lot Young St.			
CRITERIA	SITE 18	x WF	SITE 19	x WF	SITE 20	x WF
<b>Importance Weighting Score</b>						
	1 Not very important 2 Somewhat important 3 Important 4 Very important					
Site Size / Dimensions	4	20	3	15	3	15
Site elevation	3	12	4	16	4	16
Utilities	1	4	1	4	2	8
Site characteristics (other)	2	8	2	8	2.5	10
<b>TOTALS - Engineering / Technical Factors</b>		<b>44</b>		<b>43</b>		<b>49</b>
<b>Neighbourhood / Environment</b>						
<b>Criteria Ranking Scores</b>						
	0 Unacceptable 1 Poor 2 Fair 3 Good 4 Excellent					
Neighbourhood compatibility with adjoining land uses	3	12	1	4	2.5	10
Capacity to add incremental community/environmental benefit	2	8	2	8	2	8
Construction period: disturbance to residents / disruption to traffic	3	9	2	6	2	6
Existing site development	1	3	1	3	4	12
<b>TOTALS - Neighbourhood / Environmental / Archeological Factors</b>		<b>32</b>		<b>21</b>		<b>36</b>
<b>Financial / Legal Factors</b>						
Availability (timing delay risk &/or encumbrances)	3	12	3	12	3	12
Site cost	1	4	1	4	2	8
<b>TOTALS - Financial / Legal Factors</b>		<b>16</b>		<b>16</b>		<b>20</b>
<b>SITE EVALUATION SUMMA</b>						
Engineering / Technical Factors		44		43		49
Neigh / Envir / Arch Factors		32		21		36
Financial / Legal Factors		16		16		20
<b>TOTAL - ALL FACTORS</b>		<b>92.0</b>		<b>80.0</b>		<b>105.0</b>