

Evaluation Criteria	Do Nothing	Concept A	Concept B	Concept C	Concept D	Concept E
ECOLOGICAL ENVIRONMENT						
Terrestrial Flora and Fauna	Areas of ecological significance could be subject to degradation by agricultural land practice	Areas of ecological significance preserved by addition of 30 m buffers to all features, additional lands identified as natural heritage	Areas of ecological significance preserved by addition of 30 m buffers to all features, additional lands identified as natural heritage	Areas of ecological significance preserved with improved quality by addition of required buffers around features meeting natural heritage criteria	Areas of ecological significance preserved with improved quality by addition of required buffers around features meeting natural heritage criteria	Areas of ecological significance preserved with improved quality by addition of required buffers & targeted enhancements around features meeting natural heritage criteria
Aquatic Effects	Agricultural Land Use may contribute to degradation or enhancement depending on practice	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent
Groundwater Impacts	No groundwater issues anticipated to arise out of continued agricultural use	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent
Flooding and Erosion Impacts	Existing conditions generally will not increase flood risks if nothing done	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent	Mitigated through Stormwater Management -all concepts consistent
SOCIO-CULTURAL ENVIRONMENT						
Land Use Controls	Inconsistent with zoning plans	Consistent with Cambridge Zoning	Consistent with Cambridge Zoning	Consistent with Cambridge Zoning	Consistent with Cambridge Zoning	Consistent with Cambridge Zoning
Property Ownership Constraints	None	None	None	None	None	None
Traffic Impacts	Lack of development here will result in non-optimized use of costly road infrastructure in a target growth area.	Consistent with recommendation of Traffic Impact Study, except with additional connection to Maple Grove Road which reduces function of Maple Grove Road	Consistent with Recommendations of Traffic Impact Study	Consistent with recommendation of Traffic Impact Study, except with additional connection to Maple Grove Road which reduces function of Maple Grove Road	Consistent with recommendation of Traffic Impact Study, except with additional connection to Maple Grove Road which reduces function of Maple Grove Road	Consistent with recommendation of Traffic Impact Study, except with additional connection to Maple Grove Road which reduces function of Maple Grove Road
Archaeological Resources	Archeological resources could be affected by continued agricultural operation with no mitigation	Potential new discoveries during construction mitigated by Ontario regulations	Potential new discoveries during construction mitigated by Ontario regulations	Potential new discoveries during construction mitigated by Ontario regulations	Potential new discoveries during construction mitigated by Ontario regulations	Potential new discoveries during construction mitigated by Ontario regulations
Public Uses & Safety	Unevaluated possibility for public use.	No specific concerns	Cul-de-sac in North Block renders emergency access difficult	No specific concerns	No specific concerns	No specific concerns
Aesthetics & Nuisance	No significant issues	Potential improvements of West Creek Corridor	Potential improvements of West Creek Corridor	Potential improvements of West Creek Corridor	Potential improvements of West Creek Corridor	Potential improvements of West Creek Corridor & Boxwood Wetland
ENGINEERING DESIGN FEATURES						
Functionality & Reliability	Land does not serve intended function. Lack of development here will result in non-optimized use of costly road infrastructure in a target growth area.	Land serves intended function.	Land serves intended function.	Land serves intended function.	Land serves intended function.	Land serves intended function.
Geotechnical Constraints	No major constraint identified	No major constraint identified	No major constraint identified	No major constraint identified	No major constraint identified	No major constraint identified
Hydrogeological	Ag Land at same risk of contamination as developable land	Stage II ESA may be required if contaminants discovered during construction	Stage II ESA may be required if contaminants discovered during construction	Stage II ESA may be required if contaminants discovered during construction	Stage II ESA may be required if contaminants discovered during construction	Stage II ESA may be required if contaminants discovered during construction
Conformity with Regulatory Agencies	Lack of available land in this area may cause market pressure in other areas where development is not mandated such as in the GTA greenbelt.	In conformity with HWSS Greenspace Management Plan	In conformity with HWSS Greenspace Management Plan	Complements and Respects HWSS - CEAC and GRCA opposed to Natural Heritage Designations	Complements and Respects HWSS - CEAC and GRCA opposed to Natural Heritage Designations	Complements and Respects HWSS - CEAC and GRCA opposed to Natural Heritage Designations
Flexibility for Development Phasing	No phasing.	Good potential for phasing	Good potential for phasing	Good potential for phasing	Good potential for phasing	Good potential for phasing
Construction Constraints	No Construction	Need to work around Natural Heritage Features - Mitigation measures required for construction of outlets in receiving watercourses	Need to work around Natural Heritage Features - Mitigation measures required for construction of outlets in receiving watercourses	Need to work around Natural Heritage Features - Mitigation measures required for construction of outlets in receiving watercourses	Need to work around Natural Heritage Features - Mitigation measures required for construction of outlets in receiving watercourses	Need to work around Natural Heritage Features - Mitigation measures required for construction of outlets in receiving watercourses
ECONOMICS						
Capital Costs*	No Servicing Costs	Higher Servicing Cost per ha due to less developable land	Higher Servicing Cost per ha due to less developable land	Lowest Servicing Cost per ha due to most developable land	Lowest Servicing Cost per ha due to most developable land	Low Servicing Cost Per Ha
Operation & Maintenance Costs	No O & M Costs for Services, No economic potential	Higher O & M Cost per ha due to less developable land	Higher O & M Cost per ha due to less developable land	Lowest O & M Cost per ha due to most developable land	Lowest O & M Cost per ha due to most developable land	Low O&M Cost Per Ha
Quality and Quantity of Developable Land	0 ha developable	48.7 ha developable, Low Quality development North of West Creek	47.8 ha developable, Low Quality development North of West Creek	57 ha developable - some areas north of West Creek of low quality due to topography	56.8 ha developable - generally good quality	50.7 ha developable - High quality
Injurious Affection	Unassessed potential for lawsuits	Unassessed potential for lawsuits	Unassessed potential for lawsuits	Unassessed potential for lawsuits	Unassessed potential for lawsuits	Unassessed potential for lawsuits
OTHER CONSIDERATIONS						
Special Interest Groups	Complements and Respects HWSS	Complements and Respects HWSS	Complements and Respects HWSS	Complements and Respects HWSS - CEAC and GRCA opposed to Natural Heritage Designations	Complements and Respects HWSS - CEAC and GRCA opposed to Natural Heritage Designations	Complements and Respects HWSS - CEAC and GRCA opposed to Natural Heritage Designations
OVERALL RANKING	6	1	1	4	4	3



* Servicing costs per ha developed for comparison purposes only to determine ranking. They should be taken as relative and not absolute.