

Appendix A - Ranked Properties List

North Side - Ranked Site Analysis											
Site Size	Site Address	Municipally Owned (no weight)	Proximity to Supportive Services (20%)	Readiness for Construction (15%)	Safety Considerations (15%)	Proximity to Historical Encampment Areas (10%)	Sufficient Space (10%)	Alignment with Growth Goals (10%)	Emergency Services Access (10%)	Active Uses (10%)	Total Score (100%)
1.17 Acres	107 Enniskillen Ave	Yes	Within 1.5km of transit stop and 3+ supportive services	Moderate readiness (Moderate site prep; utilities on property; semi landlocked - access challenges, no RSC)	Low risk (low traffic area; sidewalk access; multiple sensitive use areas within 20m)	Within 1km - 1.5km of area with known encampment activity	100 units	No interference	No concerns	No active municipal uses	82%
0.71 Acres	223,219 Tupper St & 224 Camelot	Yes	Within 1.5km of transit stop and 3+ supportive services	High readiness (minimal site preparation, utility servicing available; no RSC)	Moderate risk (low vehicular traffic area; sensitive use areas within 25m; sidewalk present)	Within 500m of Freedom Park	60 units	Included in call for proposals lands	Minor concerns (closest hydrant on Cumberland St)	No active municipal uses	80%
2.34 Acres	Land Beside Salvation Army	Yes	Within 1.5km of transit stop and 2 supportive services	Very low readiness (extensive site prep required; some utilities nearby; RSC likely)	High risk (high traffic area; sensitive use areas within 100m; no sidewalk; near industrial and railway corridor)	Within 500m of historical encampment area	Over 100 units	No interference	No concerns	Provides tree canopy	76%
1.13 Acres	Property Adjacent to Hillyard Lands Off-leash Dog Park	Yes	Within 1.5km of transit stop and 1 supportive service	Very low readiness (extensive site prep required; utilities nearby; RSC possible)	Moderate risk (low traffic area; sensitive use areas 100m away or more, no sidewalk present)	Within 750m - 1km of area with known encampment activity	Over 100 units	No interference	No concerns	No active municipal uses	73%
1.21 Acres	168 Arnold Ave	Yes	Within 1.5km of transit stop but not supportive services	Very low readiness (extensive site prep required, outside of urban service boundary)	Low risk (low traffic area; sensitive use areas within 50m)	Within 1km - 1.5km of area with known encampment activity	Over 100 units	No interference	Moderate concerns (no fire hydrants, water storage required)	No active municipal uses	61%
0.67 Acres	484 Merrill St	Yes	Within 1.5km of transit stop but not supportive services	Very low readiness (extensive site prep required, some utilities nearby; no RSC)	Low risk (low traffic area; sensitive use areas within 50m)	1.5km away from historical encampment area	50 - 55 units	No interference	No concerns	No active municipal uses	59%
0.84 Acres	352 Albany St	Yes	Within 1.5km of transit stop but not supportive services	Low readiness (significant clearing and grading; most utilities nearby; no RSC)	High risk (moderate traffic area; multiple sensitive use areas within 20m)	1km away from historical encampment area	70 - 75 units	No interference	No concerns	Part of Brent Park with existing trail	57%
1.03 Acres	1100 Huron Ave	Yes	Within 1.5km of transit stop but not supportive services	Very low readiness (extensive site prep required, few utilities nearby; no RSC)	Moderate risk (heavy traffic area; sensitive use areas 100m away or more; no RSC)	Within 750m - 1km of area with known encampment activity	80 - 90 units	Zoned for future development	Minor concerns (low hydrant access)	No active municipal uses	56%

1.32 Acres	3901 Dawson Road	Yes	Not within 1.5km of transit stop or supportive services	Very low readiness (extensive site prep required, no utilities nearby; no RSC)	Very low risk (very low traffic area; sensitive use areas 100m away or more)	More than 1.5km away	Over 100 units	No interference	Moderate concerns (no fire hydrants, water storage required)	Provides tree canopy	54%
0.59 acres	21 Ravenwood Ave.	Yes	Within 1.5km of transit stop and 2 supportive service	Very low readiness (extensive site prep required, utilities in close proximity; no RSC)	Very high risk (low traffic area; flood prone area; multiple sensitive use areas within 20m)	Within 1km - 1.5km of area with known encampment activity	45 - 50 units	No interference	No concerns	Playgrounds program at Oliver Rd Community Centre uses adjacent property	53%
3 acres	144 Fanshaw St	Yes	Within 1.5km of transit stop but not supportive services	Low readiness (extensive site prep required, utilities in close proximity; no RSC)	High risk (high traffic area; sensitive use areas within 20m)	More than 1.5km away	Over 100 units	Included in call for proposals lands	No concerns	Provides tree canopy	51%
0.85 Acres	271 Colville Ave	Yes	Within 1.5km of transit stop but not supportive services	Very low readiness (extensive site prep required; no RSC, EIS required; few utilities nearby - private water and sewer required)	High risk (very low traffic area; flood zone; sensitive use areas 100m away or more)	More than 1.5km away	70 - 75 units	No interference	Moderate concerns (no fire hydrants, water storage required)	No active municipal uses	50%
19 acres	930 Hudson Ave	Yes	Within 1.5km of transit stop but not supportive services	Low readiness (extensive site prep, some utilities nearby, bedrock concerns; no RSC)	Moderate risk (high traffic area; no sidewalk; sensitive use areas within 50m)	More than 1.5km away	Over 100 units	Included in call for proposals lands	Moderate concerns (no fire hydrants, water storage required)	Provides tree canopy	49%
0.8 Acres	296 Wardrope Ave	Yes	Within 1.5km of transit stop but not supportive services	Very low readiness (extensive site prep required, few utilities nearby; no RSC)	High risk (moderate traffic; flood zone; sensitive use areas within 50m)	More than 1.5km away	65 - 70 units	No interference	Moderate concerns (no fire hydrants, water storage required)	Provides tree canopy	48%
0.67 Acres	1274 Onion Lake Road	Yes	Not within 1.5km of transit stop or supportive services	Very low readiness (extensive site prep required, limited utilities nearby; no RSC; EIS required)	High risk (very low traffic area; sensitive use areas 100m away or more; located within floodzone, no sidewalk)	More than 1.5km away	50 - 55 units	No interference	Moderate concerns (no fire hydrants, water storage required)	No active municipal uses	44%

Legend

RSC = Record of Site Condition
NVS = Noise Vibration Study
EIS = Environmental Impact Study

South Side - Ranked Site Analysis											
Site Size	Site Address	Municipally Owned (no weight)	Proximity to Supportive Services (20%)	Readiness for Construction (15%)	Safety Considerations (15%)	Proximity to Historical Encampment Areas (10%)	Sufficient Space (10%)	Alignment with Growth Goals (10%)	Emergency Services Access (10%)	Active Uses (10%)	Total Score (100%)
0.88 Acres	114 Miles St. E	Yes	Within 1.5km of transit and 3+ supportive services	High readiness (minimal site preparation, utilities on property; RSC required)	Very low risk (low traffic area; sidewalk present; more than 100m away from sensitive use areas)	Within 500m of historical encampment	80 units	Included in call for proposals lands	No concerns	No active municipal uses	87%
1.62 Acres	Kam River Park	Yes	Within 1.5km of transit and 3+ supportive services	Very low (Few utilities nearby, significant site preparation; EIS and NVS likely, RSC likely)	Moderate risk (Very low traffic; no sensitive use areas within 100m; railway nearby; no sidewalk)	Current historical encampment	Over 100 units	No interference	Moderate concerns (water storage may be required; ice build up under bridge has potential to restrict quickest access point, a secondary access point is available)	Passive recreational use as park with boardwalk	74%
3.44 Acres	Alma Adair Park 625 Waterloo St. S	Yes	Within 1.5km of transit but not supportive services	High readiness (minimal site prep; utilities nearby; no RSC)	Moderate risk (Moderate traffic area; multiple sensitive use areas within 20m; sidewalk present)	Location with known encampment activity	Over 100 units	No interference	No concern	Recreational use with active transportation trail	72%
2.06 Acres	234, 252 & 218 Empire Ave W	Yes	Within 1.5km of transit stop and 1 supportive service	Very high readiness (minimal site prep; utilities nearby; no RSC)	Moderate risk (Low traffic; multiple sensitive use area within 20m; no sidewalk)	More than 1.5km from a historical encampment area	Over 100 units	Included in call for proposals lands	No concerns	No active municipal uses	70%
2.67 Acres	122, 150 Empire Ave E	Yes	Within 1.5km of transit stop and 1 supportive service	High readiness (minimal site preparation, utilities nearby; NVS and RSC required)	High risk (Very low traffic; sensitive use areas within 50m; railway nearby; NVS and RSC required; former gas station; no sidewalk)	More than 1.5km from a historical encampment area	Over 100 units	No interference	No concerns	Parks yard	70%
3.19 Acres	1000 Athabasca St	Yes	Within 1.5km of transit stop and 2 supportive services	Low readiness (significant site prep; utilities nearby; NVS and RSC required)	High risk (Low traffic area; multiple sensitive use area within 20m; railway nearby; sidewalk nearby)	Within 1.5km of area with known encampment activity	Over 100 units	No interference	No concerns	Municipal storage yard and provides some tree canopy	70%
1.10 Acres	1720 Home Ave	Yes	Within 1.5km of transit stop but not supportive services	Moderate readiness (utilities nearby; minimal site prep; NVS required; no RSC)	High risk (low traffic area; multiple sensitive use areas within 20m; between two railways; no sidewalk)	Within 500m of area known to have encampment activity	100 units	No interference	No concerns	No active municipal uses	69%
0.60 Acres	740 Lillie St. S	Yes	Within 1.5km of transit but not supportive services	Very high readiness (minimal site prep; utilities nearby; no RSC)	Moderate risk (moderate traffic area; multiple sensitive use areas within 20m; sidewalk present)	More than 1.5km from a historical encampment area	50 units	No interference	No concerns	No active municipal uses	68%

1.88 Acres	661 Thornloe Dr	Yes	Within 1.5km of transit but not supportive services	High readiness (minimal site preparation, utility servicing available; no RSC)	High risk (Low traffic area; sensitive use area within 20m; no sidewalk)	More than 1.5km away	Over 100 units	No interference	No concerns	Passive recreational use as parkette	67%
0.57 Acres	142 Hardisty St S	Yes	Within 1.5km of transit and 3+ supportive services	Moderate readiness (minimal site preparation, utilities on property; RSC and EIS required)	High risk (moderate traffic area; sensitive use area within 25m; railway nearby; sidewalk present)	Current historical encampment	45 units	No interference	No concerns	South half is entrance to Kam Park and public gathering circle	67%
3.94 Acres	901 James St S	Yes	Within 1.5km of transit stop and 1 supportive service	Low readiness (significant site prep, some utilities nearby; NVS required; may require RSC)	High risk (high traffic area, within 100m of sensitive use areas; near railway; sidewalk nearby)	More than 1.5km from a historical encampment area	Over 100 units	No interference	No concerns	Recreational use with active transportation trail	60%
0.65 Acres	681 Riverview Dr W	Yes	Within 1.5km of transit but not supportive services	Moderate readiness (moderate site prep; few utilities nearby; RSC required)	Moderate risk (Moderate traffic area; within 100m of sensitive use areas; sidewalk present)	Within 750 m of area with known encampment activity	55 units	No interference	No concerns	Active recreational use with multi-use trail	60%
1.29 Acres	2209/2199 Glenoah Ave	Yes	Within 1.5km of transit but not supportive services	Very low readiness (extensive site prep; few utilities nearby and septic system required; NVS required; no RSC)	Low traffic area; sensitive use area within 25m - NVS required	More than 1.5km from a historical encampment area	Over 100 units	No interference	No concerns	Provides tree canopy	60%
11.47 Acres	661 James St N	Yes	Within 1.5km of transit but not supportive services	Very low readiness (extensive site prep; some utilities nearby; challenges with bedrock terrain)	High risk (high traffic area; multiple sensitive use areas within 50m; sidewalk present)	More than 1.5km from a historical encampment area	Over 100 units	No interference	No concerns	Provides tree canopy	57%
1.88 Acres	Hammond Ave	Yes	Within 1.5km of transit but not supportive services	Moderate readiness (moderate site prep; utilities on property; NVS and RSC required)	High risk (located beside Fire Rescue training site; active, open burning; in an industrial area; limited pedestrian access)	More than 1.5km from a historical encampment area	Over 100 units	No interference	No concerns	Actively used by Fire Rescue for ATV training, pump training and water flow, hydro poles for climbing	54%
0.66 Acres	2040 Riverdale Road	Yes	Not within 1.5km of transit stop or supportive services	Very low readiness (extensive site preparation; no utilities nearby; no RSC)	Low risk (low traffic area; sensitive use area within 20m; no sidewalk)	More than 1.5km from a historical encampment area	55 units	No interference	Moderate concerns (no fire hydrants, water storage required)	No active municipal uses	51%
0.69 Acres	2541 Cypress Dr.	Yes	Not within 1.5km of transit stop or supportive services	Very low readiness (few utilities nearby and septic system required; no RSC)	Moderate risk (low traffic area; sensitive use area within 20m; no sidewalk)	More than 1.5km from a historical encampment area	60 units	No interference	No concerns	Existing drainage channel and planned future recreational trail use	46%

Legend

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SCORING RUBRIC	Proximity to Supportive Services (20%)	Readiness for Construction (15%)	Safety Considerations (15%)	Alignment with Growth Goals (10%)	Proximity to Historical Encampment Areas (10%)	Sufficient Space (10%)	Emergency Access (10%)	Active Uses (10%)
	Close access to transit and supportive services improves stability, increases service engagement, and reduces barriers to healthcare, employment, and social supports.	A high degree of readiness for construction lowers costs, reduces delays, and facilitates rapid construction.	Avoiding industrial hazards, sensitive areas, and high-traffic areas protects residents from environmental risks and enhances overall well-being.	Ensuring compatibility with municipal development plans supports the City's growth goals.	Locating near established encampments minimizes displacement, maintains social connections, and increases the likelihood of residents accepting Village residency offers.	Large amount of space ensures a safe, dignified living environment while enabling the capacity required to address the high numbers of people living unsheltered.	Reliable emergency access reduces response times for medical, fire, and safety incidents, improving overall site/resident safety and well-being.	Sites with fewer competing interests reduce operational challenges.
5 (Excellent)	Within 1.5km of transit stop AND 3+ supportive services	High readiness (i.e., minimal site preparation; services on property; no RSC required)	Very low risk (i.e., very low traffic area; sidewalk present; sensitive use areas 100m away or more)	No interference with growth goals	Within 500m of an entrenched historical encampment area	100+ units	No concerns for emergency access (full road access, hydrant nearby)	No active municipal uses or negligible uses
4 (Good)	Within 1.5km of transit stop AND 2 supportive services	Moderate readiness (i.e., minor site preparation; services on property; RSC likely)	Low risk (i.e., low traffic area; sidewalk present; sensitive use areas 75m - 100m away or more)	Minimal interference with growth goals	Within 500m - 750m of a entrenched historical encampment area	80-99 units	Minor concerns for emergency access (full road access, some obstacles but still functional)	Some municipal uses but not for recreation
3 (Adequate)	Within 1.5km of transit stop AND 1 supportive service	Some readiness (i.e., moderate site preparation; some utilities near property; RSC required)	Moderate risk (Moderate traffic area; no sidewalk present; sensitive use areas within 50m - 75m)	Some interference with growth goals	Within 750m - 1km of an entrenched historical encampment area or area with known encampment activity; within 500m - 750m of site known to have encampment activity	60-79 units	Moderate concerns for emergency access (partial road access, meets fire rescue needs)	Passive recreational use (i.e., park space with no programs or equipment)
2 (Poor)	More than 1.5km from transit stop OR no supportive services within 1.5km	Low readiness (i.e., significant site preparation; few utilities near property; RSC and other study required)	High risk (i.e., High traffic; no sidewalk; sensitive use areas within 20m - 50m)	Moderate interference with growth goals	Within 1km - 1.5km of an entrenched historical encampment area or area with known encampment activity	46-59 units	Major concerns for emergency access (limited road access, delays possible)	Active recreational use but no programs (i.e., Active Transportation trail)
1 (Very Poor - Not Feasible)	More than 1.5km from transit stop AND supportive services	Very low readiness (i.e., extensive site preparation; no utilities near property; RSC and other study required)	Very high risk (i.e., High traffic, no sidewalk, sensitive use areas within 20m)	Significant interference with growth goals	More than 1.5km from an entrenched historical encampment area or area with known encampment activity	45 units or less	Emergency access is extremely limited or non-existent	Active recreational use and programs (i.e., Playgrounds program)

Note: The rubric is designed to serve as a guide for scoring and provide a structured framework to assess and compare site options. Some sites may meet certain criteria at a higher level while meeting others to a lesser degree. It is important to recognize that not all sites will fully meet every aspect of the rubric. In these cases, professional expertise should be applied to determine an appropriate score. The rubric is intended to support informed decision-making rather than prescribe an absolute outcome.