

OPPORTUNITIES

Vacant lands designated for residential uses to the east, extension of servicing could benefit adjacent lands

Opportunities for development of active transportation connections



CONSTRAINTS/ISSUES

Developable area constrained by presence of natural features and general fragmentation of lands

Remediation may be required for former railway yard lands

Limited road access points to/from Bush Line due to horizontal road curvature (site lines)

Requirements for future upgrades/expansion of Bush Line may justify total replacement to accommodate transit vehicles

Fragmentation of lands would require multiple roadway intersections along Bush Line

Within minimum distance separation of former landfill and wastewater treatment plant

Four separate pieces of land in multiple ownership to be developed

On its own, does not satisfy projected land needs

Sanitary pumping station likely required to cross Kettle Creek