

## Attachment 7: Evaluation Criteria Explanation

<b>Social Equity</b>	<b>Neighbourhood Equity Score:</b> Measures neighbourhood equity based on indicators including economic opportunities, social development, participation in decision making, healthy lives, and physical surroundings. This tool was used to define the City’s Neighbourhood Improvement Areas (NIAs).
<b>Planning Framework</b>	<b>Urban Structure:</b> The Official Plan's Urban Structure provides a general framework for where growth should be directed.
	<b>Land Use:</b> Land use designations set out the general intent for the usage of land. Four designations reinforce existing physical character, while four designations represent most of the growth anticipated by the Official Plan.
	<b>Mobility Hubs:</b> New rapid transit infrastructure has the potential to stimulate growth and change. As identified in Metrolinx’s Big Move, the intersection of two or more rapid transit lines can result in transformative change, and should be the focus of planning efforts.
<b>City Building</b>	<b>Transit Routes:</b> The presence or absence of transit impacts accessibility and mobility, including to places of employment, and potentially stimulates growth and change.
	<b>Animation and Street Edge:</b> A quality public realm serves to make a place more vibrant, inviting, and desirable. A more ‘active’ public realm interface consisting of main doors and windows makes for a more vibrant, inviting, and pedestrian-friendly avenue. This type of interface serves to animate the street, promotes placemaking, and helps make it safer. Conversely, an interface of blank walls and opaque fencing has the effect of creating a more sterile and isolating street environment.
	<b>Capacity for Increased Density:</b> LRT investment will help contribute to new development interest; new development will generate ridership. It is important to identify areas with greater potential to intensify to support this public investment.
	<b>Access and Connectivity Potential:</b> Community assets may be located nearby, but not easily accessible due to street and block layout, or lack of level connections. The potential to greater connect (or provide for a more legible network) areas is important in city building.
<b>Market Potential</b>	<b>Current Market:</b> Current market conditions indicate whether there is development pressure for growth and change in a segment today.
	<b>Market Potential (post-LRT):</b> Forecasting the potential market is important in predicting pressure for growth or change in a particular segment. If future pressure is identified, it is important to shape future changes through proactive planning studies.