

Category	Criteria	Measure	Res-Max	Non Res-Max	Developer Assigned	Consideration
A. Efficient Use of Land and Orderly Development <small>(Note criteria A1 and A2/A3 in this category are mutually exclusive and points could be attained in A1 or A2/A3, but not all three)</small>	A1 - Lands are within built boundary and/or within an existing builtup neighbourhood	no or yes	5	5	0	A2/A3 Consideration.
	A2 - Development represents an orderly and sequential greenfield expansion of the community outward from the existing builtup area	no or yes	2.5	2.5	2.5	Block 181 and 183, MPlan 51M-945 (Registered 2002) were created as part of Pretty River Estates. Lands represent an orderly and sequential greenfield development. Lands are located in an area considered expansion outward from the existing buildup area which is adjacent to the immediate west.
	A3 - Greenfield development meets or exceeds the density targets in the Town Official Plan	no or yes	2.5	2.5	2.5	Blocks 181 and 183 have an existing OPA and ZBA that was approved by the OLT on June 30, 2021. The OPA and ZBA identify type of development and density maximums of 23 units/ha. The proposed development conforms with the Official Plan Amendment No. 45 and Zoning By-law 2021-45. Block 181 with 90 units and Block 183 with 44 units.
	A4 - Development includes a mix of land uses (e.g. residential, open space, commercial, industrial, etc.)	no or yes	5	5	2.5	Blocks 181 and 183 have an existing OPA and ZBA that was approved by the OLT on June 30, 2021. The OPA and ZBA identify type of development including 134 units. Blocks 181 and 183 are part of a larger development where the MPlan included the conveyance of open space blocks and natural heritage blocks. The overall plan included a mix of residential housing types.
	A5 - Development represents transit supportive development based on density and proximity (i.e. 400-800 meters) to existing or planned transit routes	no or yes	2.5	2.5	2.5	The land are located north of Poplar Side Road and within 800 metres of Raglan Street. The Town of Collingwood Transit maps identify that the area is transit supported from the Raglan Street Routes. This includes the Collingwood Crosstown Route as well as the Collingwood Wasaga Beach Link. The lands are located south east of Lockhart Road. There is a transit route at Lockhart Road and Katherine Street which is approximately 750 metres. This include the East Route and Collingwood Wasaga Beach Link. The development also included a road widening on Poplar Side Road.
	A6 - Development facilitates the redevelopment of a contaminated site	no or yes	2.5	2.5	0	Not Applicable
	Total Points Available			15	15	10
B. Conservation and Sustainable Development	B1 - Development incorporates low impact / sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects	Degree of compliance	5	5	5	John Welton Custom Homebuilding Ltd., is a Energy Star rated Builder. The Builder has been Energy Star since the program inception. All development on site will achieve Energy Star rating. This will include low flow toilets, showerheads, wastewater heat recovery devices. The development will incorporate all current available water saving technology.
	B2 - Development which will achieve LEED, Energy Star or other similar certification or equivalent, as determined by the Town	Degree of compliance	5	5	5	John Welton Custom Homebuilding Ltd., is an Energy Star rated Builder. The Builder has been Energy Star since program inception. All development on site will achieve Energy Star rating. All homes are rigorously designed, reviewed and tested by Capital Building Knowledge Canada for Energy Star compliance.
	B3 - Developments that incorporate green development standards or methods that contribute to the sustainability of the development such as passive solar design, climate change resilient buildings/infrastructure, and naturalized stormwater management features	Degree of compliance	5	5	2	John Welton Custom Homebuilding Ltd., is a Energy Star rated Builder. The Builder has been Energy Star since program inception. All development on site will achieve Energy Star rating. The development will promote efficient use of infrastructure with low water requirements and the use of water efficiency measures. The development will utilize an existing stormwater management pond solution, supports planning policies that promote the enhancement of the natural environment and the reduction of greenhouse gases through vegetation enhancement and retention within the SWM pond. The development does provide landscaping packages and one tree to promote carbon capture and natural cooling.
	B4 - Development protects, restores, conveys into public ownership, and/or enhances a natural heritage feature, including maintenance or enhancement of the tree canopy	Degree of compliance	5	5	5	Pretty River Estates subdivision included the conveyance of a SWM pond Natural Heritage area and Pumping Station block which today includes the dog park and trail connectivity. Lands were appropriated for the trail which provides a natural corridor. Floodplain protection of the Pretty River is built in to the approval of these blocks. There are no trees existing on Blocks 181 and 183, as such development will contribute to future tree canopy. The lands were previously agricultural.
Total Points Available			20	20	17	
C. Infrastructure and Public Facilities	C1 - Development includes the completion, upgrade or reconstruction of required key infrastructure, such as road connections between development areas, transit facilities and/or water and sewage infrastructure	Degree of compliance	10	10	10	John Welton Custom Homebuilding Ltd., financially contributed to the required contributions that the Liberty Estates was bound by as part of the original subdivision approvals. This included significant financial contributions related to external traffic infrastructure, downstream works related to the Hamilton Drain, channelization, intersection upgrades at Hurontario Street and Tracy Lane and the overall conveyances related to the SWM and natural heritage areas.
	C2 - Development includes the completion, upgrade or reconstruction of active transportation infrastructure (e.g. trails, bicycle lanes or separated corridors, sidewalks, bike storage areas, etc.) in the public or private realms or both	Degree of compliance	5		5	John Welton Custom Homebuilding Ltd., financially contributed to the required contributions that Liberty Estates was bound by as part of the original subdivision approval. This included parkland and trail connectivity. As part of the Site Plan Approval process of Blocks 181 and 183 it has been determined that the Town is asking for additional trail connectivity from the development to the north west and connecting to existing trail, and two trail connections to the east in close proximity to the dog park and access lane. These connections will require the Site Plan to be amended to allow these trail connections. The Site Plan will also include sidewalks on the condominium roads as well as bike rack locations at the trail entrances onto the site.
	C3 - Developments that enable the provision of public facilities and/or community benefits beyond those facilities which are required to be provided by the developer by legislation including, but not limited to park improvements, new park construction, development of public active transportation systems, and	Degree of compliance	5	5	0	John Welton Custom Homebuilding is not proposing additional community benefits beyond those required as part of the legislation process. The purchase of the development lands required significant contributions to off site infrastructure, land conveyance for natural heritage areas, funding of works on the Hamilton Drain channelization and transportation infrastructure. As part of pre-consultation it has been noted that three additional trail connections are requested by the Town which will require reconfiguration of the Plan and a potential for loss of lots. The trail connections also include a Town request for park infrastructure.

	streetscape improvements or other key elements of public infrastructure					
	Total Points Available		20	20	15	
D. Economic Development	D1 - Development that adds a significant number of new jobs to the local economy	1 point for each 5 jobs up to 5	0	5	2.5	John Welton Custom Homebuilding Ltd., is a well established developer and builder. The development will include temporary jobs related to construction and sales. It is safe to project that a significant number of homes will be occupied by home based businesses.
	D2 - Development supports the goals and objectives of applicable economic development master plan	Degree of compliance	5	5	5	Additional residences will support merchants, commerce, social, arts sports, assessment revenue, construction and service industry spinoffs.
	D3 - Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of compliance	5	5	2.5	The lands are located with frontage onto Poplar Side Road which is a County Road and is within a section considered to be the Collingwood By-Pass. The County has requested an additional 10 m setback from Poplar Side Road which is embedded within the Zoning By-law Amendment provisions as part of the MOS with the County of Simcoe. Poplar Side Road can be considered a main thoroughfare into Collingwood. The streetscape and setback has taken into consideration this Poplar Side Road flankage.
	Total Points Available		10	15	10	
E. Housing Affordability	E1 - Developments that include affordable housing units	1 point for each 5% of units up to 5 points	5	0	2	John Welton Custom Homebuilding Ltd., is prepared to provide 10% (9 units) Affordable Housing Units. The implementation of this is to be confirmed, specific to how and to whom an arms length sale would be facilitated. The sale would be to a social organization or housing trust at below market values and to the specified required construction requirements. Welton is motivated and open to further discussions on implementation of the Towns affordable housing goals.
	E2 - Developments that propose innovative housing solutions that contribute to affordability	Degree of compliance	5	0	5	While the OPA and ZBA contemplate a certain form of housing and maximum densities, the Developer has retained John G. Williams Limited, Architect who is well known to the Town, to review the concept plan and to update the plan and housing form to reflect the current market need, to take the urban design manual into consideration and to create a more efficient Site Plan in light of current goals and objectives. Williams will investigate smaller designs for more attainability as well as innovate design related to accessory apartments.
	E3 - Developments that include rental housing units	0.5 points for each 5% of units up to 2.5 points	2.5	0	2.5	The zoning provisions will allow for accessory apartments which could be rental housing units. Welton does receive extensive interest from investors that have interest in purchasing units for rental purposes.
	E4 - Developments that include seniors, community or special needs housing	no or yes	2.5	0	2.5	John Welton Custom Home Building Ltd., is able to provide special construction measures that would provide for seniors, community or special needs housing as requested by a purchaser.
	E5 - Developments that include a mix of housing types with one housing type comprising no less than 10% of total units	no or yes	5	0	2.5	The lands are confined to the policy framework within OPA No.45 and ZBA 2021-45. This includes a maximum density of 23 units/ha and permits: Single detached dwellings, Semi-detached dwellings, Townhouse dwellings, and Group or Cluster dwellings.
Total Points Available		20	0	14.5		
F. Community Impacts/Benefits	F1 - The application preserves sites/buildings of historical interest and/or complies with the requirements of any applicable heritage district plan	no or yes	2	2	0	Not Applicable.
	F2 - Development will facilitate the removal or improvement of a land use conflict	Degree of compliance	2	2	0	Not Applicable.
	F3 - Includes urban design or architectural control and implementation in accordance with or exceeding any applicable master plan or guideline	Degree of compliance	6	6	6	Block 181 and 183 will be developed as a condominium and therefore, the Site Plan Approval process. Award winning Architects, John G. William Limited, Architect has been retained to provide architectural design services to update the Plan taking into consideration the Towns goals related to attainable housing, current market needs and urban design.
Total Points Available		10	10	6		
G. Timing of Development	G1 - The extent to which the development is 'shovel ready'	Degree of compliance	15	15	10	OPA No. 45 and ZBA 2021-45 were approved by the Tribunal on June 30, 2021. John Welton Custom Homebuilding submitted for Formal Pre-Consultation on September 9, 2021. The Development Team Review meeting was held November 7, 2021. The technical team is working towards a submission which has required a revisit to the Plan contemplated by the Tribunal due to department and agency comments.
	Total Points Available		15	15	10	
	Maximum Available Points		110	95	82.5	
	Minimum Points Required		55	47.5	82.5	

4.5 units must be rented.