

**Stream 3: Limited Town-Owned Land Disposition**

<b>Evaluation Category</b>	<b>Evaluation Criteria</b>	<b>Points Available</b>	<b>Maximum Score</b>
<b>Development Approval Requirements</b> <b>Note: points in this category do not stack - points are awarded based on Planning Act Requirements</b>	Official Plan Amendment / Zoning By-law Amendment / Minor Variance and Site Plan Control Required	5	10
	Site Plan Approval only required	10	
<b>Applicant</b>	Experience with affordable rental housing development and operating affordable rental housing (experience will be generally determined as number of years in operation, number of projects executed, project successes/viability, and/or board/staff experience )	30	30
<b>Partnerships</b>	Applicant has confirmed, sought or plans to seek partnerships with other organizations	5	5
<b>Building and Site Design</b>	Project incorporates low impact / sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects, as well as projects that will achieve LEED, energy start, or similar certification or equivalent, as determined by the Town.	2	10
	Project design makes strong efforts toward neighbourhood compatibility.	2	
	Project incorporates accessible / barrier free design above minimum requirements in the Ontario Building Code	2	
	Project includes a mix of unit sizes	2	
	Project includes a mix of housing types including seniors or special needs housing.	2	
<b>Community Benefits</b>	Project includes other community benefits or project highlights that would contribute to a complete communitiy (e.g., public art, aging in place, child care facilities, community garden, neighbourhood supporting uses, etc.).	20	20
<b>Affordability</b>	Project includes a higher percentage of affordable units than the minimum project requiremnets	15	45
	Rental rates are lower than the minimum required; may include assisted or additional needs housing	10	
	Affordable units are guaranteed for greater period than the minimum 25 year commitment	20	
<b>Land Conveyance Rationale and Financial proposal</b>	The following will be considered: (a) Completeness and accuracy of Project Information Spreadsheet (b) Proposed tenure and rationale (municipal cost to unit ratio) (c) Funding from other sources Overall project feasibility based on projected costs and revenues	40	40
	<b>Total Score</b>		<b>160</b>