

Town of Collingwood Water and Wastewater Capacity Allocation Policy

Georgian Communities - 400 Maple Street - Victoria Annex

CATEGORY	CRITERIA	MEASURE	Res. - Max	VA Score	Comments
A. EFFICIENT USE OF LAND AND ORDERLY DEVELOPMENT					
	A1. Lands are within the built boundary and/or within an existing built up neighborhood	No or Yes	5	5	Confirmed Historical Infill Development Project
	A2. Development represents an orderly and sequential greenfield expansion of the community outward from the existing built up area	No	2.5	N/A	
	A3. Greenfield development meets or exceeds the density target in the Town Official Plan	No	2.5	N/A	
	A4. Development includes a mix of land uses (e.g. residential, open space, commercial, industrial, etc.)	No or Yes	5	2.5	The existing Annex School House had to be kept and restored so the site plan had to be coordinated around the existing building. Considering the site constraints a mix of Land Uses i.e.. residential and open space was designed to suit the neighborhood.
	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	Confirmed
	A6. Development facilitates that re-development of a contaminated site	No or Yes	2.5	2.5	Confirmed. Georgian Communities has been able to perform a DSS study and mitigate the contaminants inside the Annex School House.
	TOTAL POINTS AVAILABLE		15	13	
B. CONSERVATION AND SUSTAINABLE DEVELOPMENT					
	B1. Development incorporates low / sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects	No or Yes	5	3	An oil grit separator will be installed on site to protect the downstream SWM flows. Low Flow Toilets will be installed in all 19 Units. In addition we will be offering Rain Barrels to all 19 Units. Georgian Communities provides Energy Star equivalent homes and will continue to exceed minimum requirements on this project. Due to the Historical Restoration requirements of the existing Annex Schoolhouse LEED, or Energy Star equivalences cannot be met.
	B2. Development which will achieve LEED, Energy Star or similar certification or equivalent, as determined by the Town	No or Yes	5	4	
	B3. Development that incorporate green development standards or methods that contribute to the sustainability of the development such as passive solar design, climate change resilient building / infrastructure, and naturalized stormwater management features	No or Yes	5	2	Due to the timing of the ICBL advanced designs and Architectural Design Guidelines / Urban Design Guidelines.
	B4. Development protects, restores conveys into public ownership, and/or enhances a natural heritage feature. Including maintenance or enhancement of the tree canopy	No or Yes	5	2	As per the Site Plan Design, Fifth Street, Maple Street, and Sixth Street will require new tree's replacing the hazard tree's on the aforementioned streets.
	TOTAL POINTS AVAILABLE		20	11.0	
C. INFRASTRUCTURE AND PUBLIC FACILITIES					
	C1. Development includes the completion, upgrade or reconstruction of key infrastructure, such as road connections between development areas, transit facilities and/or water and sewage infrastructure	No or Yes	10	10.0	Georgian Communities has committed to removing and replacing a 75 year watermain without any reimbursement requests. In addition the boulevard, curb and sidewalk connectivity will be brought up to TOC standards.
	C2. Development includes the completion, upgrade or reconstruction of active transportation infrastructure (e.g. trails, bicycle lanes, or separated corridors, sidewalks, bike storage area. Etc.) in the public or private realms or both.	No or Yes	5	5	As per the Site Plan Design, Fifth Street, Maple Street, and Sixth Street will new curb, sidewalk, tree's and boulevard restoration that will enhance the current conditions and have AODA compliance.
	C3. Developments that enable the provision of public facilities and/or community benefits beyond those facilities which are required to be provided to the developer by legislation including but not limited to park improvements, new park construction, development of public active transportation systems, and streetscape improvements or other key elements of public infrastructure	No or Yes	5	4	As per the Site Plan Design, Fifth Street, Maple Street, and Sixth Street will new curb, sidewalk, tree's and boulevard restoration that will enhance the current conditions and have AODA compliance.
	TOTAL POINTS AVAILABLE		20	19.0	
D. ECONOMIC DEVELOPMENT					
	D1. Development that adds a significant number of new jobs to the local economy	No or Yes	0		NA based on the site location
	D2. Development supports the goals and objectives of applicable economic development master plan	No or Yes	2.5		NA based on the site location
	D3. Development enhances the Downtown or a main street as a focal point of activity or commerce.	No or Yes	2.5	1.5	The site is within walking distance to the downtown core therefore the new residents will contribute to the local business's
	TOTAL POINTS AVAILABLE		5	0	
E. HOUSING AFFORDABILITY					
	E1. Developments that include affordable housing units	No or Yes	5	2.5	Yes the Coach House offers 2 Bedroom Condo and a 1 Bedroom Condo that meets the Affordable Housing Criteria. In addition there are 10 Semi Detached Houses available.
	E2. Developments that propose innovative housing solutions that contribute to affordability	No or Yes	5	2.5	Georgian Communities believes that the Coach House building meets this criteria.
	E3. Developments that include rental housing units	No or Yes	2.5	0	NA
	E4. Developments that include seniors, community or special needs housing	No or Yes	2.5	0	NA
	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	5	19 Units Total - Annex (2/19 - 11%) Coach House (3/19 - 16%) Semi Detached (10/19 - 53%) Singles (4/19 - 21 %). As per the approved ADG's and UDG's no one housing unit is the same.
	TOTAL POINTS AVAILABLE		20	10.0	
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	Confirmed as per the approved Historical Impact Assessment
	F2. Development will facilitate the removal or improvement of a land use conflict	No or Yes	2	2	Confirmed as per the approved Historical Impact Assessment
	F3. Includes urban design or architectural control and implementation in accordance with or exceeding any applicable master plan or guidance.	No or Yes	6	6	Confirmed as per the approved ADG's and UDG's
	TOTAL POINTS AVAILABLE		10	10	
G. TIMING OF DEVELOPMENT					
	G1. The extent to which the development is "shovel ready"	No or Yes	15	15.0	4th and Final Submission dated April 25, 2022. Georgian Communities is ready to mobilize on site to begin Site Preparation. Awaiting Staff Reports for Site Plan, Draft Plan, and ZBLA Applications submitted in October 2020
	TOTAL POINTS AVAILABLE		15	15	
	Maximum Available Minimum Points		105	77.5	74%
			52.5	77.5	