

**Town of Collingwood Water and Wastewater Capacity Allocation Policy**

**Georgian Communities - 400 Maple Street - Victoria Annex**

| CATEGORY  | CRITERIA  | MEASURE   | Res. - Max  | VA Score    | Comments   |
|---|---|-----------|-------------|-------------|--|
| <b>A. EFFICIENT USE OF LAND AND ORDERLY DEVELOPMENT</b> |   |           |             |             |  |
|   | 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.  |
|   | <b>TOTAL POINTS AVAILABLE</b>   |           | <b>15</b>   | <b>12.5</b> |  |
| <b>B. CONSERVATION AND SUSTAINABLE DEVELOPMENT</b>      |   |           |             |             |  |
|   | 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.   |
|   | B2. Development which will achieve LEED, Energy Star or similar certification or equivalent, as determined by the Town  | No or Yes | 5           | 4           | 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. |
|   | 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           | 0           | NA   |
|   | 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.   |
|   | <b>TOTAL POINTS AVAILABLE</b>   |           | <b>20</b>   | <b>9</b>    |  |
| <b>C. INFRASTRUCTURE AND PUBLIC FACILITIES</b>          |   |           |             |             |  |
|   | 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.   |
|   | <b>TOTAL POINTS AVAILABLE</b>   |           | <b>20</b>   | <b>19.0</b> |  |
| <b>D. ECONOMIC DEVELOPMENT</b>                          |   |           |             |             |  |
|   | 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   |
|   | <b>TOTAL POINTS AVAILABLE</b>   |           | <b>5</b>    | <b>1.5</b>  |  |
| <b>E. HOUSING AFFORDABILITY</b>                         |   |           |             |             |  |
|   | E1. Developments that include affordable housing units  | No or Yes | 5           | 0           | NA   |
|   | E2. Developments that propose innovative housing solutions that contribute to affordability   | No or Yes | 5           | 0           | 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.   |
|   | <b>TOTAL POINTS AVAILABLE</b>   |           | <b>20</b>   | <b>5</b>    |  |
| <b>F. COMMUNITY IMPACTS / BENEFITS</b>                  |   |           |             |             |  |
|   | 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  |
|   | <b>TOTAL POINTS AVAILABLE</b>   |           | <b>10</b>   | <b>10</b>   |  |
| <b>G. TIMING OF DEVELOPMENT</b>                         |   |           |             |             |  |
|   | 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                                  |
|   | <b>TOTAL POINTS AVAILABLE</b>   |           | <b>15</b>   | <b>15</b>   |  |
|   | <b>Maximum Available Minimum Points</b>   |           | <b>105</b>  | <b>72</b>   | <b>69%</b>   |
|   |   |           | <b>52.5</b> | <b>72</b>   |  |