

| Category                                                                                                                                                                                    | Criteria                                                                                                                                                                                                                                                           | Measure              | Res - Max | Sixth Street | Justification                                                                                                                                                                                                                                                                                                                                                                                         |
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| A. Efficient Use of Land and Orderly Development<br><br>(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) | A1 - Lands are within built boundary and/or within an existing builtup neighbourhood                                                                                                                                                                               | no or yes            | 5         | -            |                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                             | A2 - Development represents an orderly and sequential greenfield expansion of the community outward from the existing built-up area                                                                                                                                | no or yes            | 2.5       | 2.5          | The subject lands are within the settlement area but outside of the built boundary and immediately adjacent to existing neighbourhoods. The location of this property is ideally located and will help to continue build out this area of Collingwood                                                                                                                                                 |
|                                                                                                                                                                                             | A3 - Greenfield development meets or exceeds the density targets in the Town Official Plan                                                                                                                                                                         | no or yes            | 2.5       | 2.5          | The probable Green Fields density calculation for this proposal is estimated at approximately 138 persons/jobs per hectare. Which is well above the towns density targets in the Town Official Plan.                                                                                                                                                                                                  |
|                                                                                                                                                                                             | A4 - Development includes a mix of landuses (e.g. residential, open space,commercial, industrial,etc.)                                                                                                                                                             | no or yes            | 5         | 5            | This property is proposing a mixed-use development. The proposal includes 75 townhouses, 2 multi-unit apartment building proposing 272 unit as well as open space parkland and sidewalks that connect to the Black Ash Creek Trail and other active transporation trails along Sixth Street.                                                                                                          |
|                                                                                                                                                                                             | 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          | This proeprty is ideally located to take full advantage of existing municipal transit. There is currently a bus stop along the frontage of the property. In addition there are connects at both the front and west side of the property to connect with the existing trail system in collingwood.                                                                                                     |
|                                                                                                                                                                                             | A6 - Development facilitates the re-development of a contaminated site                                                                                                                                                                                             | no or yes            | 2.5       | 2.5          | The ESA prepared to support the application notes thatno risk assessment or remediation is required on this site.                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                             | <b>Total Points Available</b>                                                                                                                                                                                                                                      |                      | <b>15</b> | <b>15</b>    |                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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            | The development will tie into the municipal drinking water system and will avoid the installation of private wells. Enhanced storm water quality control will be provided. At the detailed design we can consider the following measures; water saving appliances, drought tolerant plantings, rain barrels / cistern storage for stormwater recycling to reduce irrigation needs from treated water. |
|                                                                                                                                                                                             | B2 - Development which will achieve LEED, Energy Star or other similar certification or equivalent, as determined by the Town                                                                                                                                      | Degree of compliance | 5         | 5            | All homes will comply with Energy Efficient Design Summary (EEDS) Prescriptive Package A4, the highest level of energy efficient design next to Energy Star. Appliance Packages will be Energy Star pending availability.                                                                                                                                                                             |
|                                                                                                                                                                                             | 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            | Where possible we will orientate the homes allowing for passive solar design and solar panels.                                                                                                                                                                                                                                                                                                        |
| B. Conservation and Sustainable Development                                                                                                                                                 | 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         |              |                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                             | <b>Total Points Available</b>                                                                                                                                                                                                                                      |                      | <b>20</b> | <b>15</b>    |                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                             | 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        | 5            | The proposed development will contribute over \$6.15 million in Development Charges to the Town of Collingwood to support a variety of infrastructure services.                                                                                                                                                                                                                                       |

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| C. Infrastructure and Public Facilities | 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            | The development will provide connections to the existing infrastructure in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                         | 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 streetscape improvements or other key elements of public infrastructure | Degree of compliance                             | 5         | 5            | There will also be sidewalks and trail connects within the development that will connect to the larger Collingwood trail system - providing linkages to this side of Collingwood and adjacent neighbourhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                         | Total Points Available                                                                                                                                                                                                                                                                                                                                                                        |                                                  | 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            | There will be new jobs created with the construction of the proposed dwellings and apartment buildings as well as all of the infrastructure associated with the development. In addition, the developer has used local consultants (engineers, planner etc) to prepare the submission and work through the approval process.                                                                                                                                                                                                                                                                                                                                                                                    |
| D. Economic Development                 | D2 - Development supports the goals and objectives of applicable economic development master plan                                                                                                                                                                                                                                                                                             | Degree of compliance                             | 5         | 5            | The proposed development helps to support many of the goals and objectives of the Economic Development Action Plan. It will help to support Collingwood's desire to promote the "Collingwood Lifestyle" with a development that provides direct access to trails (bike/walking) that allow access to the entire town. The proposal is also providing a more affordable housing type (townhouses and apartment units) to support the attraction of employees to support local businesses and the economy. This development also provides a commercial building that will provide additional commercial space in Collingwood and more particularly to this area of the town and support growing local businesses. |
|                                         | D3 - Development enhances the Downtown of main street as a focal point of activity and commerce                                                                                                                                                                                                                                                                                               | Degree of compliance                             | 5         | -            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         | Total Points Available                                                                                                                                                                                                                                                                                                                                                                        |                                                  | 10        | 10           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| E. Housing Affordability                | E1 - Developments that include affordable housing units                                                                                                                                                                                                                                                                                                                                       | 1 point for each 5% of units up to 5 points      | 5         | 5            | The proposed development is proposing to building 272 apartment units that are a more affordable unit type. These units can be geared towards first time home buyers and seniors, helping to support the missing middle.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                         | E2 - Developments that propose innovative housing solutions that contribute to affordability                                                                                                                                                                                                                                                                                                  | Degree of compliance                             | 5         | 5            | aprtment dwelling units are a more affordable unit type and will contribute to helping affordability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                         | E3 - Developments that include rental housing units                                                                                                                                                                                                                                                                                                                                           | 0.5 points for each 5% of units up to 2.5 points | 2.5       | 2.5          | All units have the opportunity to be rentals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                         | E4 - Developments that include seniors, community or special needs housing                                                                                                                                                                                                                                                                                                                    | no or yes                                        | 2.5       | 2.5          | The proposed unit types are townhouses and apartments. The apartments that are a unit type that provide one floor living with access to units by elevators which supports aging in place and will support seniors in the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|                               | 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            | This development includes both townhouse units and apartments.                                                                                                                                                                                                                                                                                                                                                                                   |
|                               | Total Points Available                                                                                                                               |                      | 20        | 20           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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         | -            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                               | F2 - Development will facilitate the removal or improvement of a land use conflict                                                                   | Degree of compliance | 2         | -            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| F. Community Impacts/Benefits | F3 - Includes urban design or architectural control and implementation in accordance with or exceeding any applicable masterplan or guideline        | Degree of compliance | 6         | 6            | The Collingwood Urban Design Guidelines were utilized in the design of this development. Many of the architectural and urban planning conditions currently in place in the Town of Collingwood were reviewed. The proposed development at the Subject Site offers design solutions that are sensitive to the site's location, articulates both public and private realms, and conforms with Town's land use vision and design policy directions. |
|                               | Total Points Available                                                                                                                               |                      | 10        | 6            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| G. Timing of Development      | G1 - The extent to which the development is 'shovel ready'                                                                                           | Degree of compliance | 15        | 10           | We have provided a complete submission and working toward planning approvals - we will be prepared to start construction once we have planning approvals                                                                                                                                                                                                                                                                                         |
|                               | Total Points Available                                                                                                                               |                      | 15        | 10           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Maximum Available Points      |                                                                                                                                                      |                      | 110       | 91           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Minimum Points Required       |                                                                                                                                                      |                      | 55        | 91           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |