

Calculation Breakdown

Lower Construction costs for Efficient Housing (130/500 points)

1. ***Lower-Cost Construction Methods for Mid-Rise (5+)*** (max 40 points)
 - a. No minimum parking requirement for midrise apartment buildings on all or almost all residential lots (other than accessible) (15)
 - b. Frequent Reliable Transit Access to Amenities & Work in All or Almost All Residential Neighbourhoods (13)
 - c. No or only structurally non-impactful mandatory step-back requirements below six storeys (6)
 - d. Municipality requests or require local electricity distribution system operators to publish a design standard for optimized electrical service to smaller mid-rise buildings to reduce costs, delays and over-engineering (1)
 - e. Simplified and standardized prescriptive solutions for smaller midrise developments to comply with stormwater management requirements (1)
 - f. Develop compact and less onerous garbage collection and loading bay requirements for mid-rise buildings. (2)
 - g. Municipality consistently and quickly accepting alternative solution proposals for single stair apartments in buildings up to six storeys (2)
2. ***Lower Construction Costs for Low-Rise Apartments (<5 Storeys)*** (max 5 points)
 - a. no minimum parking requirements for all or almost all low-rise apartment buildings under 5 storeys (4)
 - b. Municipality consistently and quickly accepting alternative solution proposals for single stair apartments in buildings up to six storeys (1)
3. ***Removing Perverse Incentives to Squander Labour, Equipment and Materials*** (max 85 points)
 - a. ***Curbing Inefficient Use of Residential Infill Sites*** (max 5)
 - i. Expanded Permissions for multiplex on infill are not accompanied by any significant loosening of permission for detached homes, or for detached homes with just a single granny suite or secondary suite. (1)
 - ii. In most cases, as of right height, fsi permissions for lots with existing single detached houses, including detached homes with

- just a single granny suite or secondary suite are not significantly greater than existing single detached houses (1)
- iii. Express parking maximums and/or defacto maximums through restrictions on front integral garages and on paving of softscape for parking (1)
- iv. Sidewalk charging for ZEVs (1)

b. Curbing Greenfield Sprawl Development (max 80)

- i. Official Plan Prescribes that Fewer than 45% of Future Residents to 2051 to be housed in Greenfield Development / Or If "Built Out" (e.g., Toronto, Mississauga) - Planned Growth Within Existing Built Up Area Meets or Exceeds Former Growth Plan Target May be satisfied either with explicit target or with combination of substantive official plan provisions and approvals that will are likely produce this outcome (5)
- ii. Plan is for fewer than 20% of Future Residents to 2051 to be housed in Greenfield Development and for All Future Growth Targets to be Be Met Within 2022 Settlement Boundary /Or If "Built Out" (e.g., Toronto, Mississauga) - Planned Growth Within Existing Built Up Area Significantly Exceeds Former Growth Plan Target May be satisfied either with explicit target or with combination of substantive official plan provisions and approvals that will are likely produce this outcome / For non built-out municipalities (20)
- iii. Municipality has not willingly approved or endorsed (where lower tier municipality) any settlement boundary expansion beyond 2022 settlement area boundary, and if settlement boundary expansion beyond 2022 settlement boundary has been imposed, municipality has not voluntarily zoned or serviced land beyond the 2022 settlement area boundary for development/ or if "Built Out", Explicit Plan is to Maintain or Increase Share of GTHA population. (25)
- iv. Municipality Rejects Greenfield Highway or Major Road Schemes that Would Induce or Promote Greenfield Development (e.g., 413/Bradford Bypass) (20)
- v. No planned development outside of existing built up area would be permitted to have density lower than 80/ha (or in pockets to small/isolated to support essentials & transit internally) - half points for 80/ha / in "built out" areas official plan explicitly target of increasing mix and density of existing lowrise neighbourhoods (5)

- vi. No planned development outside of existing built up area (or in large interior pockets of farmland or softscape) would be permitted to have density lower than 100/ha (or in pockets too small/isolated to support essentials & transit internally) / for built out areas explicit target of bringing all existing neighbourhoods up to 100/ha (5)

a.