

Calculation Breakdown

Lower Land Costs for Efficient Homebuilding (maximum 180 points)

1. ***Lower Land Costs for Homes in Mid-rise Buildings (5+ storeys)*** (max 126 points)

a. **Unlocking Major Residential Streets** (max 81)

- i. Formal "As of Right" permission for 5 or more storeys that is not rendered inapplicable to a large share of lots, or in affluent neighbourhoods, built form constraints (20)
- ii. Formal "As of Right" permission for 6 or more storeys that is not rendered inapplicable to a large share of lots, or in affluent neighbourhoods, built form constraints (25)
- iii. No maximum floor space index for these buildings (15)
- iv. Significant as of right permissions for midrise apartment buildings on these sites that are not available for detached houses or detached houses with a single "nanny suite" (15)
- v. As of Right Permission for 30 Units (4)
- vi. As of Right Permission for 60 Units (2)

b. **Unlocking "Avenues" (aka "Main Streets")**. (max 25)

- i. Formal "As of Right" permission for at least 6 units and six storeys that is not rendered inapplicable to a large share of lots, or of affluent neighbourhoods, by setbacks (10)
- ii. No maximum floor space index for these buildings (6)
- iii. Significant as of right permissions for midrise multifamily apartment buildings on these sites that are not available for detached houses or detached houses with a single "nanny suite" (3)
- iv. As of Right Permission for 30 Units (5)
- v. As of Right Permission for 60 Units (1)

c. **Unlocking Interior Residential Streets** (max 20)

- i. "As of Right" permission for at minimum six storey ("midrise") apartment buildings on a large number of lots in currently-lowrise residentially-zoned areas in major transit station areas that are not on avenues, main streets, arterials or collectors (aka residential major streets) (10)
- ii. As of Right" permission for at minimum six storey ("midrise") apartment buildings on a large number of lots in currently-lowrise areas that are not on avenues, main

streets, arterials or collectors, or in major transit station areas (10)

2. ***Lower Land Cost for Homes in Low-rise Buildings (4+ units, 3+storeys)*** (max 44 points)

- a. "As of right" permission for apartment buildings of at least 4 units and 3 storeys on all or almost all currently lowrise residential lots. (22)
- b. As of right permission for apartment buildings of at least 4 units and 4 storeys on all or almost all currently lowrise residential lots (7)
- c. "As of right" permission for apartment buildings of at least 6 units on a large share of currently lowrise residential lots. (5)
- d. Significant as of right permissions for apartment buildings with 3 or more units that are not available for detached houses or detached houses with a single "nanny suite" (3)
- e. No restrictions on bedroom number which would expressly or indirectly prohibit the inclusion of at least 2 3 bedroom units in a 4-unit building. (3)
- f. No restrictions on bedroom number which would expressly or indirectly prohibit the inclusion of at least 4 3 bedroom units in a 4-unit building. (3)
- g. No restrictions on bedroom number which would expressly or indirectly prohibit the inclusion of at least 4 4 bedroom units in a 4-unit building. (1)

3. ***Lower Land Cost for Building Net New Family-sized Lowrise Homes Within Existing Neighbourhoods*** (max 10 points)

- a. "As of Right" permission on most lots in most neighbourhoods for garden suites (house behind a house), and for laneway suites on most lots where laneways exist, with permitted habitable floor space of 1000sf (7)
- b. "As of Right" permission for both laneway suites and garden suites as above with no "angular plane" or equivalent restrictions or setback or roof design requirement with similar impact on built form and internal habitable space (3)