

# Calculation Breakdown

## **Lower “Red Tape” Costs for Efficient Homebuilding (maximum 90 points)**

### **1. *Lower Carrying and Procedural Costs for Midrise Apartment Buildings*** (max 60 points)

- a. As of right built form permissions for midrise multi-family apartment buildings are significantly relaxed relative to uses that house fewer people, with genuine intention of making it practical to build viable six storey mid-rise apartment buildings with market and non-market units alike on most lots without variances (alot separately for avenues, major streets, rest) (40)
- b. Bylaw/OP crafted to facilitate variances to accommodate tree protection, re-use of existing structures, without loss of floor-space.(8)
- c. Expedite planning approvals, even where proposals don't fully comply with the regulation, by enabling Staff to make decisions on minor deviations from the regulation using a list of prescribed criteria, as provided for in O.Reg. 173/16. (4)
- d. Establish a dedicated team within planning and buildings departments to curate specialized expertise in mid-rise development. (4)
- e. Develop a centralized database of existing conditions information for lots where midrise is permitted, so that this can be relied upon by development proponents and City Staff and not re-investigated for each project. (4)

### **2. *Lower Carrying and Procedural Costs for Lowrise Apartment Buildings*** (max 30 points)

- a. As of right built form permissions for lowrise multi-family apartment buildings are significantly relaxed relative to uses that house fewer people, with genuine intention of making it practical to build viable lowrise apartment buildings with market and non-market units alike on most lots without variances.(20)
- b. Bylaw crafted to facilitate variances to accommodate tree protection, re-use of existing structures, without loss of floor-space. (3)
- c. Expedite planning approvals, even where proposals don't fully comply with regulation, by enabling Staff to make decisions on minor deviations from the regulation using a list of prescribed criteria, as provided for in O.Reg. 173/16. (3)

- d. Establish a dedicated team within planning and buildings departments to curate specialized expertise in mid-rise development. (2)
- e. Develop a centralized database of existing conditions information, so that this can be relied upon by development proponents and City Staff and not re-investigated for each project. (2)