

Criteria	Factor	Score (Points)	Maximum Points
1. Location	Urban Growth Centre (min. 100 m frontage)	20	40
	Strategic Growth Area (min. 100 m frontage)	15	
	Within 500 m of a Transit Station	10	
	Brownfield Site	10	
2. Type of Development	Residential	10	20
	Mixed-Use	20	
3. Affordable Housing Units	3 to 10	20	30
	11 to 15	25	
	> 15	30	
4. Rental Housing	Purpose-built Rental Units	20	20
5. Residential Density	50 to 80 UPH	10	20
	81 to 150 UPH	15	
	> 150 UPH	20	
6. Ground Floor Commercial, Office or Institutional GFA (%of Ground Floor)	0-25% (site specific zoning provision)	5	15
	25-50% (site-specific zoning provision)	10	
	Over 50%	15	
7. Design	Building Materials Building Massing Active Streetscape Pedestrian Friendly Buffering, Screening & Transitions (when adjacent to stable res. neighbourhoods) Landscaping Underground Parking Accessibility (including Transit) Architectural Features & Relief Heritage Preservation	5	5
8. Sustainability	Green Building Technologies and Building Materials	10	10
TOTAL SCORE			150
Notes:			
<ul style="list-style-type: none"> • Below 75 points (50%) – Does not make it to the Committee • Between 75 to 105 Points (50% to 70%)– Goes to Committee • Over 105 points (70%) – Goes to Committee with a recommendation from Planning staff 			