

**Multi-Unit Residential Grant Program Evaluation Scorecard**

<b>Criteria</b>	<b>Factor</b>	<b>Points Available</b>	<b>Max Score (100)</b>
General Eligibility	Application form is complete.	Yes/No	Yes/No
General Eligibility	No outstanding property tax arrears or other outstanding City obligation on the subject property.	Yes/No	Yes/No
General Eligibility	All other funding sources disclosed.	Yes/No	Yes/No
General Eligibility	Project meets the minimum threshold of 70% maximum lot density.	Yes/No	Yes/No
Homes Provided	Project results in a gain of 4 or less units.	5	20
Homes Provided	Project results in the creation of 5-10 units.	10	
Homes Provided	Project results in the creation of greater than 10 housing units.	20	
Development Status	Draft site plan/building layout provided and requires planning approvals to proceed.	5	35
Development Status	Draft site plan/proposed building design/layout provided and shows compliance with the Zoning By-law; any required planning approvals have been identified or granted and closed.	10	
Development Status	Site plan/building design/layout provided and shows compliance with the Zoning By-law and is permit ready*; any required planning approvals have been granted and closed.	25	
Development Status	Site plan/building design/layout provided and shows compliance with the Zoning By-law and is permit ready*; any required planning approvals have been granted and closed; demonstrates high quality urban design, landscaping, and architecture.	35	
Affordability	No purpose-built units rented at or below an affordable rate based on the 60 <sup>th</sup> income percentile (maximum rent = \$1,660/month).	0	10
Affordability	At least 1 unit is purpose-built and rented at or below an affordable rate based on the 60 <sup>th</sup> income percentile (maximum rent = \$1,660/month).	5	
Affordability	10% or more units are purpose-build and rented out at or below an affordable rate based on the 60 <sup>th</sup> income percentile (maximum rent = \$1,660/month).	10	
Energy Efficiency	Does not meet minimum of space and water heating from low/no-carbon sources with documented rationale provided.	0	20
Energy Efficiency	Meets the minimum of space and water heating from low/no-carbon sources.	10	
Energy Efficiency	Exceeds the minimum of space and water heating from low/no-carbon sources (i.e., the building is net-zero/net-zero ready).	20	
Location	Project greater than 1000m from transit, active transportation infrastructure, and/or parks.	0	5
Location	Project within 500m – 1000m of transit, active transportation infrastructure, and/or parks.	2	
Location	Project within 250m – 500m of transit, active transportation infrastructure, and/or parks.	4	

Location	Project within 250m of transit, active transportation infrastructure, and/or parks.	5	
Accessibility	Project does not contain any units that exceed accessibility requirements in the Ontario Building Code.	0	10
Accessibility	Project contains at least 1 unit that exceeds the accessibility requirements in the Ontario Building Code.	5	
Accessibility	10% or more units exceed accessibility requirements in the Ontario Building Code.	10	

**\* What is permit ready?**

In 2026, we are prioritizing projects that are permit ready. All selected projects must submit a **complete** building permit application by September 30, 2026, or their funding will be cancelled.

Projects will be prioritized based on their development status. A permit ready project has most, or all, of the following:

- Applicant owns the property and has provided proof of ownership.
- Property does not have outstanding property taxes.
- The proposed project does not require planning approvals or has already secured planning approvals.
- Any required environmental or site-specific studies have been completed or have been identified and scheduled.
- The property is already serviced, or the applicant has initiated the servicing process and can provide a project timeline.
- The applicant has registered design drawings, or the applicant has provided a letter of engagement from a registered designer, engineer, or architect that includes a project timeline.