

SCAP MATRIX - RESIDENTIAL

DATE							
13-Apr-23							
PROJECT NAME		TOTAL POSSIBLE	APPLICANT EVALUATION	SCORE	STAFF RECOMMENDATION	SCORE	
Residences of Silvercreek (SkyDev Inc.)		95	78.5	83	66.5	70	
CATEGORY + CRITERIA		MEASURE	POINTS POSSIBLE	APPLICANT EVALUATION	APPLICANT JUSTIFICATION	STAFF RECOMMENDATION	STAFF COMMENTS
A EFFICIENT USE OF LAND AND ORDERLY DEVELOPMENT							
A1	Lands are within built boundary and/or within an existing built up neighbourhood	No - 0 Yes - 5	5	5	The site is situated within Collingwood's Built Boundary; located north of Brandy Lane residential development and across Hwy 26 from Lighthouse Point residences. This project represents an intensification of a site that included former single family homes within the urban boundary.	5	The site is located within the Collingwood Built Boundary within an existing built up neighbourhood.
<i>If response to A1 is 'No' please answer A2 and A3. If response to A1 is 'Yes', please do not answer A2 and A3.</i>							
A2	Development represents an orderly and sequential greenfield expansion of the community outward from the existing built-up area	No - 0 Yes - 2.5	2.5	0	Points attained in A1	0	Points attained in A1
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	0	Points attained in A1	0	Points attained in A1
A4	Development includes a mix of land uses (e.g. Residential, open space, commercial, industrial, etc.)	No - 0 Yes - 5	5	5	The development includes rental and ownership forms of residential units, expansion to the trail system making an important connection across the Town, land dedication of environmental protected lands adjacent to Cranberry Marsh of approximately 1 acre, on-site open space including various amenities, park, pickle ball court, outdoor pool.	5	The development includes a mix of land uses including residential and environmentally sensitive lands (open space) conveyed to the Town as a condition of the previously approved draft plan of the vacant land condominium.
A5	Development represents transit supportive development based on density and proximity (i.e. 400-800 meters) to existing or planned transit routes	No - 0 Yes - 2.5	2.5	2.5	The development is adjacent to Hwy 26 which has an existing bus service for this area ("Collingwood Crosstown Route"). A new bus stop is proposed on Hwy 26 as part of this development.	2.5	The development is on an existing bus route and an additional stop on Hwy 26 at Waterfalls Lane is contemplated by Public Works.
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0	This property is not a contaminated site.	0	Not a contaminated site.
			15	12.5		12.5	
B CONSERVATION AND SUSTAINABLE DEVELOPMENT							
B1	Development incorporates low impact / sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects	Degree of Compliance: Scale 0-5	5	5	Skydev development achieve environmental and social sustainability with the inclusion of high performance and low-flow water fixtures. In addition, when calculating the SDU requirement, apartment and townhouse units are evaluated at a lower unit than a single family home. (https://www.skydev.ca/the-skydev-difference/#building-design)	3	Agree with applicant's justification, but not enough justification provided to obtain full points.
B2	Development which will achieve LEED, Energy Star or other similar certification or equivalent, as determined by the Town	Degree of Compliance: Scale 0-5	5	5	All appliances will be Energy Star certified. The design of the apartment will be equivalent of a LEED Gold standard.	5	Agree with applicant's justification.
B3	Developments that incorporate green development standards or methods that contribute to the sustainability of the development such as passive solar design, climate change resilient buildings/infrastructure, and naturalized stormwater management features	Degree of Compliance: Scale 0-5	5	5	The design of the buildings will result in the rooftop being structurally and electrically ready for solar photovoltaic systems installation. The site will also include beehives on the rooftop, underground parking, enhanced insulation, and high efficiency heating and cooling systems. EV charging station will be installed to meet current tenant requirements and designed to allow for future expansions demand increases. The stormwater management design proposed for this development includes water quantity and quality controls as well as naturalized swales across the property.	5	Agree with applicant's justification.
B4	Development protects, restores, conveys into public ownership, and/or enhances a natural heritage feature, including maintenance or enhancement of the tree canopy	Degree of Compliance: Scale 0-5	5	5	Skydev is proposing to convey to the Town the lands within the 30 m wetland setback imposed by the NVCA in order to protect and restore this natural heritage feature. In addition, the landscape plan identifies proposed trees to be planted to create tree canopy within the site.	5	Agree with applicant's justification.
			20	20		18	
C INFRASTRUCTURE AND PUBLIC FACILITIES							
C1	Development includes the completion, upgrade or reconstruction of required key infrastructure, such as road connections between development areas, transit facilities and/or water and sewage infrastructure	Degree of Compliance: Scale 0-10	10	10	This development includes construction of a new intersection at Highway 26, complete with cross walks. In addition to this, SkyDev will be constructing approximately 460 m of trail along Hwy 26 that will connect to the Cranberry Trail East and to the west of the site.	0	The intersection is existing and while major upgrades are proposed including crosswalks these upgrades facilitate this development and is not key infrastructure between development areas. The cross walks and new trails receive points in C2 and C3.
C2	Development includes the completion, upgrade or reconstruction of active transportation infrastructure (e.g. trails, bicycle lanes or separated corridors, sidewalks, bike storage areas, etc.) in the public or private realms or both	Degree of Compliance: Scale 0-5	5	5	The development includes the construction of trail across the entire frontage of the property, the Town reservoir, and adjacent lands to the east and west such that a connection to the existing Cranberry Trail East and west of the site is created. Sidewalks will be constructed throughout the development providing connectivity. Bike storage areas will be provided within each of the apartment buildings for tenants.	5	Agree with applicant's justification.
C3	Developments that enable the provision of public facilities and/or community benefits beyond those facilities which are required to be provided by the developer by legislation including, but not limited to park improvements, new park construction, development of public active transportation systems, and streetscape improvements or other key elements of public infrastructure	Degree of Compliance: Scale 0-5	5	5	The developer will be constructing a trail along Hwy 26 to provide connections to the Cranberry Marsh trail east and west of the site, and contribute to a public active transportation system. The proposed development also includes the land dedication of approximately 1 acre to the Town for the use of the public.	5	Agree with applicant's justification.
			20	20		10	
D ECONOMIC DEVELOPMENT							

D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	5	The development promotes a range of housing types and a significant growth in the supply of rental housing for the Town of Collingwood. Collingwood currently has 561 rental apartments and this development would increase rental housing supply by 33%. More supply means more availability and better affordability.	5	Agree with applicant's justification.
D3	Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of Compliance: Scale 0-5	5	0	This development is not in the downtown.	2.5	While not in the downtown, Hwy 26 is a "main street" and the apartments facing the street and the continuation of the trail will enhance activity along Hwy 26.
			10	5		7.5	
E	AFFORDABLE HOUSING						
E1	Developments that include affordable housing units	1 point/5% of units up to 5 points	5	0	We design our units to be affordable to the average household in the community but this does meet the definition of this policy.	0	Agree with applicant's justification.
E2	Developments that propose innovative housing solutions that contribute to affordability	Degree of Compliance: Scale 0-5	5	5	The development offers two forms of housing; the first is 187 rental apartment units of varying sizes, and the second form is 60 condominium townhouse units. With Collingwood's vacancy rate of less than 2%, and the extreme high cost of home ownership, there has been an influx of people choosing rental, and the demand has created a shortage in supply. This development helps answer the housing crisis by bringing attainable housing to the market increasing the rental supply by more than 33%.	5	Agree with applicant's justification.
E3	Developments that include rental housing units	0.5 point/5% of units up to 2.5 points	2.5	2.5	over 75% of this development is for rental housing units.	2.5	Agree with applicant's justification.
E4	Developments that include seniors, community or special needs housing	No - 0 Yes - 2.5	2.5	2.5	This development is designed to accommodate seniors and special needs residents through the inclusion of barrier-free units, and amenities that attract and older-adult lifestyle.	0	While the development includes barrier free units, it is not specifically design to function as special needs or seniors housing. This is a yes or no category.
E5	Developments that include a mix of housing types with one housing type comprising no less than 10% of total units	No - 0 Yes - 5	5	5	This development consists of 187 rental apartment units and 60 condominium townhouse units, resulting in a 75% / 25% mix in housing types	5	Agree with applicant's justification.
			20	15		12.5	
F	COMMUNITY IMPACTS/BENEFITS						
F1	The application preserves sites/buildings of historical interest and/or complies with the requirements of any applicable heritage district plan	No - 0 Yes - 2	2	0	n/a	0	Agree with applicant's justification.
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	0	n/a	0	Agree with applicant's justification.
F3	Includes urban design or architectural control and implementation in accordance with or exceeding any applicable master plan or guideline	Degree of Compliance: Scale 0-6	6	6	Through the site plan approval process, the development has addressed all urban design and architectural controls recommended for this site, and staff have approved the building elevations.	6	Agree with applicant's justification.
			10	6		6	