

SCAP MATRIX - NON-RESIDENTIAL

DATE PROJECT NAME 140 Mountain Road			PDA2024-03 Appendix B: Servicing Capacity Allocation Policy Evaluation Matrix <table><tr><td>TOTAL POSSIBLE</td><td>TOTAL EARNED</td><td>SCORE</td><td>STAFF RECOMMENDATION</td><td>SCORE</td></tr><tr><td>80</td><td>45.5</td><td>57%</td><td>34</td><td>43%</td></tr></table>					TOTAL POSSIBLE	TOTAL EARNED	SCORE	STAFF RECOMMENDATION	SCORE	80	45.5	57%	34	43%
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80	45.5	57%	34	43%													
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	0	NA	5	Schedule 'F': Urban Structure identifies the subject lands as Inside Built Boundary (Designated/Available Lands)										
If response to A1 is 'No' please answer A2 and A3. If response to A1 is 'Yes', please do not answer A2 and A3.																	
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	2.5	The lands are designated and zoned for the proposed use. Lands are vacant.	0	N/A										
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	2.5	The lands are designated and zoned for the proposed use. Lands are vacant.	0	N/A										
A4	Development includes a mix of land uses, especially those that provide for live-work arrangements	No - 0 Yes - 5	5	0	NA	0	Agree with applicant.										
A5	Development represents transit supportive development based on density and proximity (i.e. 400-800 meters measured by radius from the property boundary unless there are physical or topographic barriers preventing access) to existing or planned transit routes	No - 0 Yes - 2.5	2.5	2.5	Closest transit would be at the Cambridge Street stop (550 m) and Tenth Line Lnx stop (450 m).	2.5	Agree with applicant.										
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0	Lands are not contaminated.	0	Agree with applicant.										
			15	7.5		7.5											
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	2.5	The development is for individual industrial units which are anticipated to have overall low water requirements (limited to washrooms and kitchenette for staff). Fixtures would be low water usage.	1	One point awarded for the inclusion of low flow fixtures.										
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	0	Additional points may be available to be claimed once construction details are provided.	0	Agree with applicant.										
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	In addition to the two SWMF's, the perimeter drainage incorporates a low sloped (0.3% to 0.5%) infiltration swale which will provide additional water quality control in terms of removals of sediment and potential contaminates from the parking and landscape areas	2.5	2.5 points were awarded for the naturalized stormwater management features - low sloped infiltration swales. The SWM Plan indicates this will provide an enhanced level of stormwater quality.										
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	A TPP area is maintained along the rear of the site which is adjacent to the trail. Additional tree canopy enhancement will be included along east and west boundaries as well as along the frontage of the site. As per the previous submission dated February 10, 2023, Response #23, 11 additional trees have been added to the landscape design thereby achieving the 30% free canopy as per UDM 10E/G.	1	The tree canopy and natural heritage feature are not being enhanced. The subject lands are currently fully vegetated / treed, and contain a natural heritage feature in the northeast corner (wetland). Aside from a tree preservation area to the rear of the property, the remainder of the site is proposed to be cleared, including the natural heritage feature. One point has been awarded for the tree preservation area and the mature canopy coverage exceeding the minimum standard of 30% in the UDM.										
			20	12.5		4.5											
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	2.5	Tatham has confirmed that we are connecting to existing water and sewer connections along Mountain Road.	2.5	The Town is receiving a road widening, allowing the upgrading of Mountain Road. The site will also have formal trail connections (over private property).
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 has expanded the existing (Black Ash) pedestrian and bike trail system and bike storage between Mountain Road and Taylors Creek.	4	The trail connections through to Mountain Road are formalized to the site, but do not have a separated trail through the site being conveyed to public ownership.
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	2.5	The development has included a road widening as part of the consent process when lot was created. Continued trail network along Mountain Road and connectivity to Black Ash Creek Trail. In addition to the trail connections, a total of 3 amenity areas have been designated for the site (two at the rear and one at the front) providing multiple opportunities and benefits to the community in the immediate area i.e. bike racks, sitting/resting areas for public pedestrians utilizing the adjacent trail system along Taylors Creek. Also, as noted above in Response 9, 11 additional trees have been incorporated in the landscape design as requested.	0	There are no public facilities proposed as a part of this development. Points were awarded above for the road widening, connection from Taylor Creek Trail through the site to Mountain Road and canopy. The amenity areas are publically accessible on private property, and primarily intended as a seating area for users of the subject property. The amenity areas and connection between Taylor Creek Trail and Mountain Road are not being publicly conveyed.
			20	10		6.5	
D	ECONOMIC DEVELOPMENT						
D1	Development that adds a significant number of new jobs to the local economy	1 point/5 jobs up to 5 points	5	5	The development will provide industrial units that will allow businesses to stay or relocate to area. Units can be varied in size to accommodate both incumator businesses as well as expansion or larger businesses.	5	Agree with applicant. Estimating 1 job per unit, 36+ jobs.
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	5	The development will support the Eco MP. The development will establish jobs, will promote investment (new businesses, relocation of businesses and expansion of businesses), and will support the reduction in red tape for businesses to establish themselves. The units will be plug and play type buildings. Ease of deliveries, access, parking and will allow a business to include admin, warehousing, workshop, technology etc - all in one complex.	5	Agree with applicant. There is a high need to industrial complexes and rental spaces. Supports investment and expansion of businesses.
D3	Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of Compliance: Scale 0-5	5	2.5	Mountain Road is a main thoroughfare. Extensive architectural design and landscaping accommodated a high level of urban design.	2.5	Mountain Road is an arterial (main street), and is a primary access to the Town from the Town of Blue Mountains for tourists, residents, etc.
			15	12.5		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	NA	0	Agree with applicant.
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	0	Lands are within an industrial area. The development is industrial.	0	Agree with applicant.
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	3	Mountain Road is a main thoroughfare. Extensive architectural design and landscaping accommodated a high level of urban design.	3	Provides front landscaping and maintaining the façade and entrancway with varying materials and a 2 storey street presence to ensure human scale.
			10	3		3	