

**SCAP MATRIX - NON-RESIDENTIAL**

DATE							
1-Nov-24							
PROJECT NAME		TOTAL POSSIBLE	TOTAL EARNED	SCORE	STAFF RECOMMENDATION	SCORE	
Pretty River Car Wash		80	67	84%	23.5	29%	
CATEGORY + CRITERIA	MEASURE	POINTS POSSIBLE	APPLICANT EVALUATION	APPLICANT JUSTIFICATION	STAFF RECOMMENDATION	STAFF COMMENTS	
<b>A</b>	<b>EFFICIENT USE OF LAND AND ORDERLY DEVELOPMENT</b>						
A1	Lands are within built boundary and/or within an existing built up neighbourhood	No - 0 Yes - 5	5	5	The lands are within the built boundary and in an existing commercial built up area.	5	Schedule 'F' - Urban Structure identifies the subject property as Inside Built Boundary (Designated/Available Lands) and is adjacent to existing developments.
<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		0	N/A
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	0		0	N/A
A4	Development includes a mix of land uses, especially those that provide for live-work arrangements	No - 0 Yes - 5	5	5	The development includes open space / buffers to the adjacent Pretty River	0	The proposed development does not include a mix of land uses as only one commercial use is proposed.
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	A number of bus stops are located within close proximity to the subject site.	2.5	Agree with applicant.
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0		0	Agree with applicant's score, the Town has no record of site contamination.
			15	12.5		7.5	
<b>B</b>	<b>CONSERVATION AND SUSTAINABLE DEVELOPMENT</b>						
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	The proposed development includes a wastewater reclaim system (65%) and encourages environmental protection as all water is directed to the sanitary system.	2	Planning Services acknowledges the sustainable benefits of the proposed car wash (1 point) and agrees that a wastewater reclaim system of 65% would be an improvement of the site (1 point). There is an opportunity to earn additional points if more examples of low impact/sustainable development can be incorporated in this proposal.
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	The proposed development includes a wastewater reclaim system (65%) and encourages environmental protection as all water is directed to the sanitary system.	0	The same justification for the criteria in Category B1 has been provided which is not applicable to this category. Points cannot be awarded if justification for how the development incorporates LEED, Energy Star, or other similar certifications is provided, as determined by the Town.
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 proposed development features a high performance building envelope, wastewater reclaim system, and naturalized stormwater features.	1	The comment response matrix notes that the building structure will consist of a concrete wall forming system. As such, 1 point has been awarded for this. Additional points may be awarded if more information is provided regarding the CONFORM or ACM.
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	The proposed development protects and enhances the adjacent natural heritage features of Pretty River and provides for additional tree canopy.	2	Planning Services agrees that the development proposes changes to the existing site conditions by providing a mix of trees, shrubs and grasses that enhance the tree canopy (12%) but do not achieve the 30% requirement per the Town's UDM (1 point). Planning Services also acknowledges that the development will have no negative impacts to the Natural Heritage System so long as the necessary mitigation measures are followed as per the EIS memo (1 point).
			20	20		5	
<b>C</b>	<b>INFRASTRUCTURE AND PUBLIC FACILITIES</b>						
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	The proposed development features new road connections to adjacent lands as well as to the public ROW, and further provides for new water and sewer infrastructure to the subject site.	0	No upgrades to any of the required key infrastructure is demonstrated in this proposal. Points may be earned in this category if a demonstration of improved infrastructure is provided.
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 proposed development provides for new pedestrian connectivity, bike storage, and landscaping within the development.	1	1 point was awarded for the inclusion of bicycle parking spaces.
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 development provides for streetscape improvements within the context of the existing commercial built up area.	2	Planning Services agrees that the proposal offers improvements to the streetscape by incorporating landscaping measures along Pretty River Parkway (2 points).
			20	20		3	
<b>D</b>	<b>ECONOMIC DEVELOPMENT</b>						
D1	Development that adds a significant number of new jobs to the local economy	1 point/5 jobs up to 5 points	5	1		1	Agree with applicant's score as the comment response matrix notes that 7 jobs will result from the proposed development.
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	2.5	The proposed development provides for a commercial use and car wash facility where it is intended within the planned context of the Town.	0	Points may be awarded if additional justification can be provided explaining how the development directly contributes to the specific goals, objectives, and/or metrics of the Town's Economic Development Action Plan (EDAP).
D3	Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of Compliance: Scale 0-5	5	3	The proposed development provides for streetscape animation as a gateway site into the Town of Collingwood	1	Planning Services agreed that the property is located considerably close to the intersection of two Arterial Roads (Hume Street and Pretty River Parkway) which provides direct access to Downtown Collingwood (1 point).
			15	6.5		2	
<b>F</b>	<b>COMMUNITY IMPACTS/BENEFITS</b>						
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		0	N/A

F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	2	The proposed development removes the existing use of the property, and implements the vision provided within the planned context of the Official Plan.	0	There is no land use conflict being resolved.
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	The proposed development includes an architectural implementation in accordance with the guidelines of the municipality, and specifically within the context of providing for a car wash use within a commercial existing area.	6	Planning Services acknowledges the proposed development would incorporate bicycle parking (1 point), 2 show storage locations (1 point) and 1 amenity space (1 point). Additionally, the proposed car wash meets the objectives of the automotive policies contained in the Town's UDM (1 point), and significant landscaping has been incorporated in the proposal (2 points).
			10	8		6	