

SCAP MATRIX - NON-RESIDENTIAL

DATE		PDA2024-07 Appendix B: Servicing Capacity Allocation Policy Evaluation Matrix					
2024.09.27							
PROJECT NAME							
GHTS REGIONAL CENTRE FOR PETS AND PEOPLE							
TOTAL POSSIBLE		TOTAL EARNED		SCORE		STAFF RECOMMENDATION	SCORE
80		40.5		51%		35	44%

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 development is within an existing industrial subdivision that has existing municipal infrastructure	5	The subject lands are within the built boundary.
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	0	N/A	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	N/A	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 the Humane Society use as well as public park space for people and dogs	0	There is not a mix of land uses 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	Proximity to two transit stops	2.5	There are two transit stops within 800m on Sandford Fleming Drive (Crosstown Route), and one transit stop within 800m at the intersection of Ron Emo Road and Raglan Street (Crosstown and Wasaga Beach Routes).
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0	N/A	0	The subject lands are not contaminated.
			15	12.5		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	3	Mechanical Design considers recirculation pumps to ensure instant hot water and reduce water waste, also proposed toilet fixtures contemplate flushing systems that use less than 1/2 the water regular toilets use.	2	Points awarded for the inclusion of low flow fixtures and recirculation pumps to reduce water waste.
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	Removed points, building was design to meet LEED Silver equivalent standar, but GTHS will not be seeking any certification	3	It is noted that a clause will be included in the Site Plan Control Agreement pertaining to the Owner's commitment to achieving the equivalent of LEED Silver, and the Owner will be required to provide documentation from a qualified professional demonstrating LEED Silver equivalency. Certification does not need to be attained to score partial points. Confirmation from a third party that the design is of equivalent standard, and comittment to that in the Site Plan Control Agreement.
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	2	Solar ready as rough-ins and structural allowances made for solar-panels to be installed in the future on south sloped roofs. Consider that the building orientation was defined to maximize solar gain and natural light.	3	There are no SWM facilities proposed on site as the SWM pond on the lands to the north has been deemed sufficient, however one point was awarded for naturalizing the drainage routes. An additional two points were awarded for building orientation and the inclusion of rough-ins and structural allowances to allow for future solar panel installation.

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	3	Renaturalizing previously disturbed site, providing a public amenity in animal care. Tree canopy coverage is 35%	2.5	There are no natural heritage features on the site. The lands are currently vacant, predominantly consisting of a mix of grass and bare soil, with large boulders along the perimeter. The proposed development includes over 40% of landscaped open space and exceeds the minimum 30% canopy coverage (35%). Points have been awarded for exceeding the minimum canopy coverage, and contributing to the Town-wide aspirational target of 35% canopy cover by 2051 set in the new Official Plan.
			20	8		10.5	
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	0	N/A	0	N/A
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	4	Project includes trails on the site, with future possibility to connect to surrounding trails. Pedestrian access to Sandford Fleming Drive formalized. Including employee bicycle parking inside the building allows an increasing the number of spots for public use.	3	Two points awarded for the bicycle parking and trail system. One point awarded for the provision of a sidewalk connection to Sandford Fleming Drive.
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	3	Project considers trails on site with a unrestricted pedestrian connection to Sandford Fleming Drive. While the dog park adjacent to the building are private for GTHS, the park located at the west of the property between walking trails is proposed to be a public dog park with unrestricted access to the public. Additionally Community Room located inside the building is designed to allow for use for community events or Not for profit organizations, even when the GTHS program is closed.	2	Two points have been awarded for the streetscape improvements the intent to provide a community benefit through access to the trails, dog park, and community room. However, it is noted these facilities are ultimately on private property; public access and use is not provided as of right or free of charge. Would the applicant be open to providing an easement over the portions of the lands proposed to be open to the public to formalize public access permissions?
			20	7		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	1	Purpose of the project is to facilitate the growing of GTHS and expand the services that they provide to the town	1	Agree with applicant.
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	5	The proposed supports the economic development masterplan as follows: PG42 Objective 1.1, Increasing the number of animals circulated through GHTS has an impact in the local economy as new pet owners need animal food, grooming, walking, training, kennel services from local businesses, pet supplies and so much more that contribute to the local economy and local pet stores. Added to this GTHS has several partnerships with local businesses such as The Collingwood Brewery, which put out a beer in collaboration, and the GTHS's Treasure Trails retail store downtown. PG49 Objective 2.1, GTHS connects the residents of Collingwood and the greater area with animals. When residents adopt or foster animals, they are more likely to use the vast trail systems, dog parks and outdoor amenity areas that Collingwood offers. When residents are exposed to these areas, they are more likely to get involved with spending at stores and experience a greater sense of satisfaction with amenities, as they are using them more often. PG51 Objective 2.2, By offering variety of after school programs for over 2,000 youth in the community GTHS enables them to learn about the human-animal bond and interact with the shelter animals in person. After school programs run 4 nights per week for youth aged 7-17. Youth will explore methods vets use to assess, diagnose, and treat our beloved furry friends, empowering them to pursue their career aspirations in veterinary care. With the Georgian College Orillia Campus offering programs in Veterinary Technician, the GTHS attracts a youthful workforce in the field, with over 6,500 procedures completed on animals in 2023. PG 67 Goal 2, With about 80% of homes in Collingwood having pets as part of the family, the new GTHS will contribute to the goal of promoting Collingwood as a great place to live and work by enhancing the livability of Collingwood. Annually this new facility will: welcome 30,000 visitors, employ 50 staff and 600 volunteers, engage over 6,000 youth in programming and foster hope during crisis to over 2,200 people. The large facility will help foster a sense of community and collaboration among Collingwood residents.	4	One point has been awarded for each goal/objective of the Economic Development Action Plan addressed by the proposed development (Objectives 1.1, 2.2, 2.1, Goal 2)
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	N/A	0	The proposed development is not on a main street.
			15	6		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	N/A
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	1	The proposed development will improve the existing condition and fill a gap in the streetscape.	1	The proposed development will improve the existing condition and fill a gap in the streetscape.
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	Project is designed to comply to the Collingwood Urban Design Manual as comments by staff have been addressed	6	Agree with applicant.
			10	7		7	