

PDA2025-08 Appendix C: Capacity Allocation Merit-Based Evaluation

SCAP MATRIX - RESIDENTIAL

DATE
11-Aug-25
PROJECT NAME
Terrazzo - Updated

TOTAL POSSIBLE	APPLICANT EVALUATION	SCORE	STAFF RECOMMENDATION	SCORE
95	62.5	66%	33.5	35%

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	Lands are within built boundary. Lands are designated and zoned and surrounded by existing residential development. Lands are within built boundary in the new OP.	5 Agree with applicant.
<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	NA	0
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	0	NA	0
A4	Development includes a mix of land uses (e.g. Residential, open space, commercial, industrial, etc.)	No - 0 Yes - 5	5	0	development is residential although does include amenity space, trail connectivity. If partial points could be awarded there is value in these connections.	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	Development has direct access to Crosstown Route as it travels down Dawson Drive as well as Highway 26.	2.5 Agree with applicant.
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0	NA	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	5	The development will incorporate the following sustainable features: - Energy saving low-flow toilets/water fixtures The proposed land use represents a very low water demand of 27 SDU Equiv. In addition the following are proposed: - Non and low irrigation plantings -enhanced water conservation measures such as user based motion water flows as basins/fixtures and dual flush toilets to minimize water demands and wastewater flows - High efficient tankless hot water heaters for each unit	2 One point assigned for low flow fixtures/dual flush toilets. One point assigned for low irrigation plantings.
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 windows to be Energy Star Certified, or better, and enhanced insulation values in all walls and ceilings over OBC required values. All appliances to be Energy Star rated equal or better. HVAC systems to be high efficiency and be Energy Star rated equal or better. All fixtures to be LED. Building Assembly will follow one of the OBS SB-10 Standards.	2 One point for Energy Star appliances. One point for efficient windows and enhanced insulation.
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	Trees and native vegetation, efficient exterior lighting including main parking and property lights on photo cells, motion sensors for lighting, carbon monoxide monitors, centrally located and secured bike storage, energy efficient lighting, energy star appliances, thermally insulated double glazed windows, low emission paints. Min 35% tree canopy at maturity. EV charging stations proposed in parking lot and investigating installation within each private garage. Exterior patios will be distinct/separated from interior spaces by the "true" building envelop (no overhead doors adjacent to patio spaces which would allow loss of interior cooling and heating) and patios to be protected by passive solar design (canopies and/or umbrellas).	4 One point assigned for lights on motion sensors. Two points for EV charging stations. One point for tankless hot water heaters noted for justification in B1.
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	Substantial increase in the tree canopy is proposed, to 35%. Existing tree canopy estimated to be <5%. A parkette is proposed that will allow for perennials and annuals to be planted/provided throughout the development that will support local biodiversity including bees, butterflies, birds, insects, etc. Variety of plantings.	2 2 points assigned for tree canopy of 35%.
			20	20		10
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	7	This development will connect to the existing 300 mm dia watermain on Dawson Drive. Each unit will include a 50 mm diameter fire service and a 25 mm domestic water service. The proposed site will be serviced with a private road extending off Dawson Drive between Fairway Crescent and Oxbow Crescent and include internal drive aisle roads. This site is within an area of existing development, where extensions to services was not required - which is providing for servicing efficiencies, and is wholly supported within the Official Plan. Further, the developer did request to purchase the unopened road allowance (on two occasions) and to utilize these lands within the development, as the road allowance is a small parcel of land with little to no intrinsic value (other than woodlot) based on location and size.	1	One point assigned for extension of public sidewalk on Dawson Drive.
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	3	Development utilizes existing road connection to Dawson Drive, utilizes existing transit route, utilizes existing water and sewer connections. Central bike storage and community mailbox. The site is within an area of existing development, where extensions to services was not required - which is providing for servicing efficiencies, and is wholly supported within the Official Plan. The development will provide a connection to the Cranberry Trail and has considered the interaction between the public and private realms along with Cranberry Trail and Highway 26 frontage.	3	One point for sidewalk on Dawson Drive. One point for on-site walkways/Sidewalks. One point for trail connection to Hwy 26.
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 architectural design has taken into account the Highway 26 streetscape frontage, includes upper floor stepbacks for massing, includes innovative architecture, private open spaces and fence for privacy buffering for occupants.	2	One point for built form designed to address both Highway 26 and Dawson Dr. One point for on-site sidewalks.
			20	15		6	
D	ECONOMIC DEVELOPMENT						
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	5	<p>The development will support the Eco MP. While the Town's ED Action Plan 2020 - 2025 is primarily "internally" focused, goals driven by the Town and its partners, it identifies an overarching goal, "to promote Collingwood as a place to live and work, attracting the workers we need". The objectives are multi-faceted to meet the goal. As it relates to residential projects: Obj 1.2 relates to the promotion of sustainability (trails), safety and climate change; Obj 2.1 relates to a lifestyle celebration focus and infrastructure to support lifestyle and to promote an outdoor lifestyle; Obj 2.2 relates to the creation of more attainable and attractive housing inventory.</p> <p>Design and Safety - The development proposes innovative townhome units with upper floor private amenity space and shared outdoor space with architectural stepback on the upper floor. The site is surrounded by residential development, is adjacent to the Cranberry Trail and will support safe pedestrian and cycling opportunities.</p> <p>Location and Infrastructure - The site is in proximity to Cranberry Mews and to the Western Regional Commercial area. The site utilizes existing municipal infrastructure therefore supporting efficiencies. The site also supports the OP policies with regard to unit type and density. Regarding jobs, jobs will be created, including those that are supportive of the approval and construction process and permanent work related to grounds upkeep and building upkeep.</p> <p>Climate change - The development includes green open space, sustainable material sourcing will be prioritized, pedestrian connectivity and walkability, waste collection will be collective, construction waste management and erosion/sediment control will be implemented. Relating to construction sustainable construction methods will be utilized including enhanced insulation, air tightness and energy efficient HVAC, glazing to optimize thermal efficiency, efficient HVAC equipment, sealed ductwork to improve air distribution and water efficient fixtures. Also, energy star certified appliances, LED lighting, durable building materials, upgraded roof shingles (longer life), low emission adhesives, paints and the use of recycled materials where practical.</p>	3	Proposal supports three objectives of the Economic Development Master Plan. One point assigned per objective.
D3	Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of Compliance: Scale 0-5	5	5	Development is located along Highway 26 at the west entry to Collingwood. The architectural design has taken into account this streetscape. The UD report specifically speaks to the interface with Highway 26 and connectivity for residents to the Cranberry Trail.	1	One point for built form that addresses Highway 26 with front elevations.
			10	10		4	
E	AFFORDABLE HOUSING						
E1	Developments that include affordable housing units	1 point/5% of units up to 5 points	5	0	No affordable housing units have been provided at this time.	0	
E2	Developments that propose innovative housing solutions that contribute to affordability	Degree of Compliance: Scale 0-5	5	3	Units are townhome units which could be utilized for live-work. Considered a new unit type in Collingwood as a condominium townhome development with upper floor private amenity space. The units are planned to integrate into the public realm with adjacency to the Cranberry Trail and Highway 26. The architectural form and style complements and enhances the adjacent public realm. A balanced mix of materials on facade create visual interest and diversity. The development is efficient and supports private outdoor amenity space on an upper floor in an area where there will be open views out to Georgian Bay and Escarpment.	0	Disagree that proposed units are innovative and contribute to affordability.
E3	Developments that include rental housing units	0.5 point/5% of units up to 2.5 points	2.5	0	These units will be condominium but would potentially be available by owners as rentals.	0	
E4	Developments that include seniors, community or special needs housing	No - 0 Yes - 2.5	2.5	0	The development is not specifically targeting seniors, community or special needs housing.	0	
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	0	All units are a similar housing type.	0	
			20	3		0	
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	

F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	1	The development is residential and is located adjacent to Highway 26 being a busy thoroughfare. The lands are also an irregular shape. The architectural design has taken this into account and will provide privacy from Highway 26 while still maintaining the streetscape as a priority.	0	Disagree that there is a removal or improvement of a land use conflict.
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	Organica has completed an urban design report and has exceeded the urban design guidelines. They have achieved a unique development proposal taking into account the adjacent Highway 26, achieving an appropriate density and providing an innovative housing unit with upper floor amenity space. Contemporary New Urbanism architectural Style. This will be achieved by the massing, roof lines, openings, details, and materials of the architecture	6	Agree with applicant.
			10	7		6	