

# PDA2026-02 Appendix C: Servicing Capacity Allocation Policy Evaluation Matrix

## SCAP MATRIX - RESIDENTIAL

DATE
2025-12-05
PROJECT NAME
Block 151 Peel St, Collingwood (Harmony Living)

TOTAL POSSIBLE	APPLICANT EVALUATION	SCORE	STAFF RECOMMENDATION	SCORE
123	71.5	58%	21.5	17%

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 subject lands are located within the built boundary of the municipality and are surrounded by existing residential development. The proposed project is an infill development and utilizes an underutilized parcel of land within an established neighbourhood that already has access to municipal infrastructure, transportation networks, and community	5	<b>Agree.</b>
<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	
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	0		0	
A4	Development includes a mix of land uses (e.g. Residential, open space, commercial, industrial, etc.)	No - 0 Yes - 5	5	0	The proposed development supports a mix of residential and community-oriented uses. While primarily residential, the detailed design incorporates features that cater to a diverse range of household types and age groups. The proposed development offers a range of unit layouts, including one-bedroom, two-bedroom, and one- and two-bedroom units with den options, designed to support flexible living arrangements, including work-from-home setups. Additionally, shared amenity spaces such as flexible meeting rooms or common areas are being considered to encourage social	0	<b>Agree.</b>
A5	Development represents transit supportive development based on density and proximity (i.e. 400-800 meters measured by radius from the property boundary) to existing or planned transit routes which must include trail/road/sidewalk access to the route within the radius	No - 0 Yes - 2.5	2.5	2.5	There is an existing transit stop on Peel Street within 400m of the site. Buildings A and D feature west-facing entrances for active frontage and direct street access, while Buildings B and C connect to sidewalks leading to Peel Street. The site plan includes safe pedestrian connections throughout, with bicycle parking to support transit use. The site integrates seamlessly with the existing public sidewalk on Peel Street for	2.5	<b>Agree.</b>
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0		0	<b>Agree.</b>
			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 incorporates water-efficient fixtures to reduce overall water consumption and wastewater generation. Landscaping includes drought-tolerant and low-maintenance plantings to minimize irrigation needs. These features collectively support sustainable water use and align with low-impact development principles.	2	<b>1 point for low-flow fixtures 1 point for drought tolerant/low irrigation plantings</b>
B2	Development which will achieve LEED, Energy Star, Net Zero Energy or other similar certification or equivalent, as determined by the Town	Degree of Compliance: Scale 0-5	5	0		0	<b>Agree.</b>

B3	Developments that incorporate green development standards or methods that contribute to the sustainability of the development such as passive solar design, renewable/alternative energy generation, climate change resilient buildings/infrastructure, and naturalized stormwater management features	Degree of Compliance: Scale 0-5	5	3	All proposed building's design and massing creates efficient building design that contributes to its durability through the use of materials such as siding, concrete and brick, which improve longevity and reduce maintenance. Landscaping incorporates plant species resilient to urban and seasonal conditions, supporting naturalized stormwater functions and climate adaptation. Additionally, the site's proximity to public trail systems contributes to active transportation principles and opportunities which reduces vehicle reliance. Together, these features contribute to a sustainable, resilient development.	2	Two points have been awarded for the naturalized SWM pond within the Riverside subdivision.  Additional points could be awarded for enhanced building or infrastructure design to contribute to the overall sustainability of the block including but not limited to EV charging stations, demonstration of passive solar design, permeable paving, etc.
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 development retains the previously approved NVCA buffer to protect the adjacent natural heritage feature. This buffer remains unchanged from the previously approved limits and is being reinforced through additional native plantings. The proposed landscaping plan also contributes to enhancing the tree canopy coverage of approximately 45% of the site and supports the overall ecological function of the area.	0	Points will be awarded for achieving or exceeding 30% tree canopy coverage upon resolution of comments from the Town's Landscape Architecture Peer Reviewer and confirmation the proposed development achieves this target.  Additional points will be awarded for the resolution of comments regarding the Ecological Restoration Plan, and demonstration of the protection, restoration, and/or enhancement of this buffer area.
			20	13			
<b>C</b>	<b>INFRASTRUCTURE AND PUBLIC FACILITIES</b>					<b>4</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 development includes the construction of new site entrances and internal private roads that will connect to the existing municipal road network. These connections support safe and efficient access to and from the site and integrate the development with surrounding areas. Associated infrastructure such as water and sanitary service connections will also be provided in accordance with municipal standards.	5	Five points have been awarded as the development of Block 151 will complete the broader Riverside subdivision, noting that the broader subdivision provided key infrastructure such as the extension of Peel Street and Collins Street. Additional points may be awarded with further justification regarding how this development will complete the subdivision including the completion, upgrade, or reconstruction of key infrastructure.
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 proposal includes enhancements to active transportation infrastructure within the private realm such as, new internal sidewalks, pedestrian connections throughout the site, and dedicated bicycle parking facilities. These elements improve walkability, support cycling, and encourage active transportation within the development, while also connecting seamlessly to the existing public sidewalk network.	3	2 points for the completion of the sidewalk on Peel Street. 1 point for the trail connection from the development.  Additional points would be awarded for the provision of secure / protected bicycle parking, 1.8m wide sidewalks internal to the site to match the Town's anticipated future development standards.
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 contributes to the provision of community benefits through the required cash-in-lieu of parkland dedication, calculated at 5%. This contribution supports the municipality's ability to fund future park improvements, new park construction, and other public amenities in the surrounding area, thereby enhancing the overall community infrastructure beyond what is constructed directly within the site.	0	Zero points have been awarded as cash-in-lieu of parkland is required by legislation. The response does not demonstrate what the public benefits of the development are that are beyond the typical development requirements.  Points may be awarded for the provision of a public access easement, park improvements, publicly accessible amenity spaces, streetscape improvements, demonstration the plan of subdivision went beyond legislative requirements, etc.
			20	20			
<b>D</b>	<b>ECONOMIC DEVELOPMENT</b>					<b>0</b>	
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	5	The development emphasizes to strengthen community amenities. The development aligns with these priorities by encouraging economic activity, supporting workforce needs, and fostering a vibrant, resilient community.	0	Zero points have been awarded. One point for each goal or objective of the Economic Development Action Plan referenced.
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		0	Agree.
			10	5			
<b>E</b>	<b>AFFORDABLE HOUSING</b>					<b>0</b>	

E1	Developments that include affordable housing units	3 points for each 5% of units up to 15 points	15	0		0	Agree.
E2	Developments that propose innovative housing solutions that contribute to affordability	Degree of Compliance: Scale 0-10	10	0		0	Agree.
E3	Developments that include rental housing units	1 point for each 5% of units up to 5 points	5	2.5	The development includes rental units with a variety of layouts offering flexible accommodation for a diverse range of residents, including those unable or not ready to purchase property. This supports a balanced housing mix, promotes long-term community stability, and enhances local economic growth by increasing housing accessibility.	0	Please confirm if there will be purpose built rental units, and how many, or if the rental units noted are anticipated to be on a unit by unit basis by individual owners.
E4	Developments that include seniors, community or special needs housing	No - 0 Yes - 3	3	2.5	The development includes senior-friendly and barrier-free units designed to accommodate the needs of seniors and individuals with special needs, promoting accessibility and independent living. Building D features parking on the ground floor accessible through a ramp, providing convenient and easy access for seniors and those with mobility challenges. By incorporating these elements, the development supports inclusive, age-friendly communities and addresses diverse housing needs within the population.	0	No purpose built seniors, community, or special needs housing is being proposed.
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	The development incorporates a diverse mix of housing types, including one-bedroom, one-bedroom with den, two-bedroom, and two-bedroom with den unit. This variety helps create a balanced and welcoming community by meeting the needs of different household sizes and lifestyles. Offering different unit types supports a strong, lasting neighborhood that works for many kinds of residents.	0	There is not a mix of housing types being proposed. All 245 units proposed will be apartment units.
			38	10		0	
<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	Agree.
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	0		0	Agree.
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 development ensures consistency with long-term planning objectives by promoting a walkable environment and providing architectural harmony that integrates seamlessly with the surrounding streetscape. It also enhances the quality of the public realm through thoughtful landscaping, lighting, material selection, and the creation of pedestrian-friendly spaces.	2	2 points have been awarded in recognition of positive urban design comments including the inclusion of partial structured parking, and comments from the Town's peer reviewer noting well articulated elevations and ample fenestration. There is an opportunity for full points to be awarded should the applicant resolve outstanding urban design comments, including but not limited to, matters of compatibility.
F4	Other community benefits or project highlights that would contribute to a complete community or a priority in an endorsed master plan but is not covered in other categories (e.g. public art, aging in place, childcare facilities, etc.)	Degree of Compliance: Scale 0-10	10	10	The project includes provisions of accessible units which are suitable for active adults and supports an inclusive age-friendly community. These units promote aging in place and ensure housing options for residents of all abilities, contributing to goals of a complete and diverse community consistent with the endorsed master plan priorities. The proposed development offers a range of unit layouts, including one-bedroom, two-bedroom, and one- and two-bedroom units with den options, designed to support flexible living arrangements, including work-from-home setups.	0	Zero (0) points have been awarded based on the justification provided. Points may be awarded with more information regarding if accessible units go above and beyond Ontario Building Code requirements (i.e. internal design considerations such as counter height, handle heights, roll in showers, etc.). Additional justification regarding how the proposed development specifically contributes to a complete community, as noted in the 2024 Official Plan, and/or other endorsed master plan, but has not been addressed elsewhere in the SCAP matrix.
			20	16		2	