

**SCAP MATRIX - NON-RESIDENTIAL**

DATE								
13-Apr-23								
PROJECT NAME		TOTAL POSSIBLE	TOTAL EARNED	SCORE	STAFF RECOMMENDATION	SCORE		
25 Sanford Fleming Drive		80	40.5	51%	37.5	47%		
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 property is located within an existing industrial subdivision	5  Lands are within the built boundary of the Town.		
<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  Agree with applicant.		
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	0		0  Agree with applicant.		
A4	Development includes a mix of land uses, especially those that provide for live-work arrangements	No - 0 Yes - 5	5	0	The development will provide office and warehouse space in the proposed building.	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	The development is on the Collingwood Crosstown Route	2.5  Agree with applicant.		
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0	The site is not contaminated	0  Agree with applicant.		
			15	7.5		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	3	Use of low flush toilets in all areas and urinals in mens staff washroom will limit water use and wastewater generation	1  Use of low flow fixtures warrants 1 point. No further justification provided to support the additional points assigned by the applicant.		
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		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	3	An existing naturalized stormwater management quality control pond is in place for the industrial subdivision. Low slope swales will convey stormwater from the site to the existing SWM facility. Rainwater will be collected for the future community garden.	3  Agree with applicant.		
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	1.5	Maintaining the existing tree canopy and enhancing by planting additional trees and landscaping. Additional trees have been added to increase proposed tree canopy.	1.5  Agree with applicant.		
			20	7.5		5.5		
<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	0		0  Agree with applicant.		
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	2	Bike storage, amenity area on-site sidewalks proposed.	2  Bicycle parking and on-site sidewalk connections from accessible parking to building entrance.		
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	Streetscape improvements including additional tree planting along Sanford Fleming. A community garden is also proposed in the rear of the property.	2.5  Agree with applicant		
			20	4.5		4.5		
<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	5	32 new jobs anticipated. See attached justification from the developer.	5  Agree with applicant.		
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	5	This development will create job opportunities which complies with the Town's economic development master plan. It is anticipated this development will attract more youthful employees (20-39), in accordance with the master plan.	5  Agree with applicant.		
D3	Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of Compliance: Scale 0-5	5	4	Sanford Fleming will be enhanced with additional landscaping along the frontage and an attractive new building that is currently a gravel parking lot.	4  Sanford Fleming Drive is an arterial road. Agree with applicant.		
			15	14		14		
<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	No heritage district plan in place for the development.	0  Agree with applicant.		
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	1	The lands are designated and zoned M5 - Industrial Park. The proposed building will provide office and warehouse space in accordance with the zoning.	0  As the site is industrial (M5) and another industrial use permitted in the M5 zone is proposed staff do not agree that the proposal will remove or improve 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	Development complies with the Town's Urban Design Manual	6  Agree with applicant. Urban Design Provisions that apply to industrial properties are limited and an enhanced building is proposed.		
			10	7		6		