

SCAP MATRIX - RESIDENTIAL

DATE							
29-Sep-23							
PROJECT NAME		TOTAL POSSIBLE	APPLICANT EVALUATION	SCORE	STAFF RECOMMENDATION	SCORE	
Collingwood Quay		95	71	75%	57	60%	
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	Yes.	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	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 (e.g. Residential, open space, commercial, industrial, etc.)	No - 0 Yes - 5	5	5	Includes residential, commercial, and parkland land uses.	5	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 site is within 400-800 metres of multiple bus transit lines.	2.5	Agree with applicant
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	2.5	Through the remediation of the Shipyards lands	2.5	Agree with applicant
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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: - a green roof, which will capture stormwater and re-use it to irrigate the landscaping on site and potentially the public promenade. - energy-saving low-flow toilets/water fixtures and - individual suite hydro/water metering. Further, these are apartment units which have higher water efficiency and produce lower wastewater flow when compared to single detached family homes. This compact form of housing utilizes land very efficiently and produces much less wastewater flow than a subdivision style development.	1	Some points provided for low flow fixtures.
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	This is to be determined later in the design process.	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	The development will incorporate stormwater/LID features such as a stormceptor in order to separate contaminants in stormwater, soft landscaping including new trees and native vegetation, implementation of green roofs, bird friendly glass where applicable, downward highly efficient exterior building lighting, motion sensor activated dimming of lights at specific common area locations, carbon monoxide monitors, centrally located and secured bicycle storage room, energy efficient lighting, energy star appliances, thermally insulated Low-E double glazed tinted windows, low emission paints, environmentally-friendly laminate wood flooring.	4	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	5	The development will protect, restore and enhance the shoreline through rehabilitation works, which will then protect, restore and enhance the waterfront for public access. This development will finalize the Shipyards as a renewed historic district for public enjoyment and use, as well as incorporate new landscaped features to the site..	3	No natural heritage feature will be conveyed into public ownership or protected as part of this development. The existing lot is vacant and has no trees. The tree canopy will be enhanced.
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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	10	Sewer and water infrastructure was installed for the entire site as per the approved subdivision agreement, and \$875,000 was front ended to improve the Collingwood Wastewater Treatment plant to eliminate odour and fogging nuisance, which was a direct benefit to the Town. This development will complete Side Launch Way, which was previously built by FRAM and is a critical piece of road infrastructure, offering the public much needed on-street parking, as well as back-of-house access for the businesses along Hwy 26 (including but not limited to Starbucks, Rexall, LCBO). Based on this additional context, we believe this category should be awarded 8 points.	8	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	5	The development includes the completion of active transportation infrastructure through the indoor and outdoor bicycle storage and the public promenade at the terminus of the site, in which visitors will be able to walk, jog and bike around. The development will provide residents with internal kayak storage and private outdoor amenity which will promote active transportation/recreation, and the prime location and allocation of bike parking will encourage residents and visitors to consider bicycling and walking to the nearby downtown and Main Street	5	This development will facilitate the completion of the waterfront promenade and connected public spaces. Private amenities also provided including bike parking and direct door-street pedestrian connections
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 over-conveyance of approximately 4,500 sq. ft. of waterfront park will contribute to an excellent public realm and streetscape along the site.	5	Agree with applicant. The development is providing parkland conveyance of waterfront property above what the Town can require.
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D	ECONOMIC DEVELOPMENT						
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	5	The economic development master plan outlines the Town's commitment to attracting young skilled workers, accelerating small and medium local business growth, and the promotion of Collingwood's lifestyle. The development achieves those items through its attractive residential and amenity programming, which will attract those who aim to live in a more urban and active context. The commercial use will aim to attract small-medium sized local businesses.	3	Agree with applicant, but only three points are given as only three goals/objectives from the Economic Master Plan are noted.
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	This development and the downtown core will have a symbiotic relationship; the residents will be attracted to the proximity and walkability to the vibrant downtown core, and visitors will be drawn to the site through its excellent public promenade and waterfront.	5	Site is located at the northern terminus of Hurontario Street and has commercial at grade fronting Side Launch Way and a future public square. At least one unit is required to be a restaurant per the approved zoning.
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E	AFFORDABLE HOUSING						
E1	Developments that include affordable housing units	1 point/5% of units up to 5 points	5	0	N/A	0	N/A
E2	Developments that propose innovative housing solutions that contribute to affordability	Degree of Compliance: Scale 0-5	5	3	The development will include a range and mix of housing options, through one and two bedroom apartment units, attracting young skilled workers, seniors/empty-nesters, families, and those desiring a more urban form of living who may prefer active modes of transportation to their local work/shopping/activities.	0	No innovative housing forms that contribute to affordability are noted.
E3	Developments that include rental housing units	0.5 point/5% of units up to 2.5 points	2.5	0	This building will be condominium ownership.	0	Agree with applicant.
E4	Developments that include seniors, community or special needs housing	No - 0 Yes - 2.5	2.5	0	N/A	0	N/A
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	N/A	0	N/A
		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	2	The Shipyards is a historic site in Collingwood, and the development finalizes an excellent revitalization of Collingwood's waterfront, while complying with heritage district plans.	0	Disagree. Property is not designated heritage and is outside of the Heritage Conservation District
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	2	The land use conflict being the current vacant lands adjacent to residential and commercial uses. This development will complete the mixed-use Shipyards district, and provide public access to the waterfront which is not currently in place.	2	Will improve prominent derelict property on the waterfront and at the end of the main street.
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	Yes, the architectural plans are in alignment with the urban design guidelines of the Shipyards.	6	Agree with applicant.
		10	10			8	