

SCAP MATRIX - RESIDENTIAL

DATE						
PROJECT NAME		TOTAL POSSIBLE	APPLICANT EVALUATION	SCORE	STAFF RECOMMENDATION	SCORE
		95	80.5	85%	71	75%

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	0		0	Greenfield area, outside 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	2.5		2.5	Adjacent to the build boundary
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	2.5		2.5	Exceeds greenfield density targets especially with high density block
A4	Development includes a mix of land uses (e.g. Residential, open space, commercial, industrial, etc.)	No - 0 Yes - 5	5	5		5	Includes, residential, recreation uses
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	No - 0 Yes - 2.5	2.5	2.5		2.5	Within 400m to two different transit stops
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	2.5		2.5	There was an old apple orchard on the site, there is a small level of contamination that needs to be removed.
			15	15		15	
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 tie into the municipal drinking water system and will avoid the installation of private wells. Enhanced storm water quality control will be provided. At the detailed design we can consider the following measures; water saving appliances, drought tolerant plantings, rain barrels / cistern storage for stormwater recycling to reduce irrigation needs from treated water.	5	Relies on swales and drainage easements, control of quantity and quality control towards Black Ash Creek. water saving appliances, Will drought tolerant plantings, rain barrels / cistern storage for stormwater recycling to reduce irrigation needs from treated water.
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 homes will comply with Energy Efficient Design Summary (EEDS) Prescriptive Package A4, the highest level of energy efficient design next to Energy Star. Appliance Packages will be Energy Star pending availability.	5	
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	Where possible we will orientate the homes allowing for passive solar design and solar panels.	2	

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		5	A significant amount of tree canopy will be removed and not shown in replanitngs. However, REC buffer and parkland 5% being offered.
			20	20		17	
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	The proposed development will contribute over \$6.15 million in Development Charges to the Town of Collingwood to support a variety of infrastructure services.	10	Connects Creekside subdivision to sixth street, making a more walkable community, will be constructing a road widening with turning lane, will be contributing funds towards a signalized upgrade to High St. and Chamberlain Cres., will be building traffic calming, and extending services.
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 will provide connections to the existing infrastructure in the area.	5	Will be building a multi use trail facility along Sixth St, will rebuild trail along Black Ash Creek, will make sidewalk connections between the Trail and new Park internal to the development.
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	here will also be sidewalks and trail connects within the development that will connect to the larger Collingwood trail system - providing linkages to this side of Collingwood and adjacent neighbourhoods.	3	The REC parcel goes above and beyond, but there isn't anything else that goes above an beyond than what is mentioend in C2 or what is required by the planning act.
			20	20		18	
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 proposed development helps to support many of the goals and objectives of the Economic Development Action Plan. It will help to support Collingwood's desire to promote the "Collingwood Lifestyle' with a development that provides direct access to trails (bike/walking) that allow access to the entire town. The proposal is also providing a more affordable housing type (townhouses and apartment units) to support the attraction of employees to support local businesses and the economy. This area of the town and support growing local businesses.	4	There are not jobs created other than work from home/home business.
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	Not Downtown.
			10	5		4	
E	AFFORDABLE HOUSING						
E1	Developments that include affordable housing units	1 point/5% of units up to 5 points	5	2		2	10% of units being offered in high denisty block.
E2	Developments that propose innovative housing solutions that contribute to affordability	Degree of Compliance: Scale 0-5	5	5	aprtment dwelling units are a more affordable unit type and will contribute to helping affordability.	4	Apartments, with 10% affordable housing units, there could be more points awarded if rough ints for second units or optional second units for townhouses.
E3	Developments that include rental housing units	0.5 point/5% of units up to 2.5 points	2.5	2.5		2.5	75% of units (within high desnity block) are rental units.

E4	Developments that include seniors, community or special needs housing	No - 0 Yes - 2.5	2.5	2.5	The proposed unit types are townhouses and apartments. The apartments that are a unit type that provide one floor living with access to units by elevators which supports aging in place and will support seniors in the community.	0	This is not senior housing, it would have to be a reitrement home, LTC, etc.
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		5	25% Townhouses 75% apartments.
			20	17		13.5	
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		0	vacant land. Not within heritage district.
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	0.5		0.5	Low lying lands with some contamination, wil l remove contamination and raise grade and fix any drainage to neighbouring properties (if any).
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	3		3	Urban design streets and landscaping met for townhouses, further detailed design required for apartment block.
			10	3.5		3.5	