

## SCAP MATRIX - NON-RESIDENTIAL

| DATE                                                 |
|------------------------------------------------------|
| October 18, 2024 - 2nd Submission                    |
| PROJECT NAME                                         |
| 629 Hurontario Street, Town of Collingwood (O'toole) |

| TOTAL POSSIBLE | TOTAL EARNED | SCORE | STAFF RECOMMENDATION | SCORE |
|----------------|--------------|-------|----------------------|-------|
| 80             | 31.5         | 39%   | 28.5                 | 36%   |

| 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<br>Yes - 5                  | 5                    | 5                       | Lands are located within the built boundary of the Town of Collingwood                                                                                                                                                                                                                                                                                                        | 5              | Schedule 'F' - Urban Structure identifies the subject property as Inside Built Boundary (Designated/Available Lands) and is adjacent to existing developments. Full points awarded. |
| <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<br>Yes - 2.5                | 2.5                  | 0                       | NA                                                                                                                                                                                                                                                                                                                                                                            | 0              | N/A                                                                                                                                                                                 |
| A3                                                                                                                    | Greenfield development meets or exceeds the density targets in the Town Official Plan                                                                                                                                                                              | No - 0<br>Yes - 2.5                | 2.5                  | 0                       | NA                                                                                                                                                                                                                                                                                                                                                                            | 0              | N/A                                                                                                                                                                                 |
| A4                                                                                                                    | Development includes a mix of land uses, especially those that provide for live-work arrangements                                                                                                                                                                  | No - 0<br>Yes - 5                  | 5                    | 0                       | The proposal is to establish a medical office in the existing building on the lands. The proposal will allow a commercial land use within a proposed mix use area. The development is adjacent to residential, commercial (Tim Hortons) and institutional uses (Collingwood Collegiate Institute).                                                                            | 0              | The proposed development does not include a mix of land 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 routes | No - 0<br>Yes - 2.5                | 2.5                  | 2.5                     | The lands are located near several transit options. A transit stop along the Collingwood East transit route is located just in front of the property, along on Hurontario Street. The property is 150 m from a transit stop further north on Hurontario Street, along the Collingwood West and Wasaga Beach Link routes. (Located within 400 m of five public transit stops.) | 2.5            | Acknowledged. Full points awarded.                                                                                                                                                  |
| A6                                                                                                                    | Development facilitates the re-development of a contaminated site                                                                                                                                                                                                  | No - 0<br>Yes - 2.5                | 2.5                  | 0                       | No previous site contaminations.                                                                                                                                                                                                                                                                                                                                              | 0              | The subject property is not contaminated.                                                                                                                                           |
|                                                                                                                       |                                                                                                                                                                                                                                                                    |                                    | 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:<br>Scale 0-5 | 5                    | 0                       | Proposed office space use some limited water fixtures, thus limited waste water flow.                                                                                                                                                                                                                                                                                         | 1              | 1 point awarded for the inclusion of 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:<br>Scale 0-5 | 5                    | 0                       | Not proposed.                                                                                                                                                                                                                                                                                                                                                                 | 0              | Noted.                                                                                                                                                                              |
| 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:<br>Scale 0-5 | 5                    | 1                       | Development proposes the implementation of catchbasin shields to provide removal of total suspended solids (TSS) in stormwater runoff, with an expected 50% annual TSS removal percentage. Under current conditions, runoff from the site is not being treated prior to entering the Town's storm sewer system.                                                               | 1              | 1 point awarded for the inclusion of catchbasin shields. Additional points may be awarded upon receipt of additional examples of any green development standards proposed.          |

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| 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  | 2 | <b>It has been confirmed that the hedge straddles the lot line - and that the neighbour and applicant agree that the hedge will be removed and a fence will replace this hedge. The applicant has offered additional shrub plantings that would be planted on neighbours lands (adjacent to fence) at applicants expense.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2 | Planning Services acknowledges the space constraints on the property to maintain the existing hedge while achieving the minimum parking lot requirements per the Town's Zoning By-law. Although this development does not propose to protect the existing hedge, 1 point has been awarded for adding two trees to meet the minimum 30% tree canopy coverage and 1 more point was awarded for offering plantings to the adjacent property owner. |
|                                               |                                                                                                                                                                                                                                                                                                                                                                                          |                                  | 20 | 3 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>C 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 | 3 | <b>The Town has requested a road widening, road reserve and daylighting triangle. The road widening will be conveyed to the Town at the proponents cost as part of SPA.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3 | <b>3 points awarded for the road widening, road reserve and daylight triangle. Additional points may be awarded if additional infrastructure is proposed.</b>                                                                                                                                                                                                                                                                                   |
| 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 | <b>The proposed development includes the provision of bike racks and barrier free parking stalls, as well as a ramp to the main entrance in conformance with AODA guidelines.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2 | <b>2 points awarded for the inclusion of bicycle racks and upgrades to the existing sidewalk. Additional points may be awarded if further examples of active transportation infrastructure is proposed.</b>                                                                                                                                                                                                                                     |
| 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  | 0 | <b>Not applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0 | <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                               |                                                                                                                                                                                                                                                                                                                                                                                          |                                  | 20 | 5 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>D 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  | 2 | <b>There will be 8 jobs and the potential for 5 new hires.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 | 1 point awarded for the additional 5 jobs.                                                                                                                                                                                                                                                                                                                                                                                                      |
| D2                                            | Development supports the goals and objectives of applicable economic development master plan                                                                                                                                                                                                                                                                                             | Degree of Compliance: Scale 0-5  | 5  | 5 | The proposed development achieves several of the objectives in the economic development master plan including: 1. Accelerating small and medium business growth by establishing a new commercial use in the Town. 2. Promoting Collingwood as a great place to live and work by establishing a commercial use in a mixed-use area and by creating jobs and attracting employment in the health sector. 3. Ensuring Collingwood is investment-ready by establishing a commercial use on lands that are located along arterial and collector roads, in close proximity to Downtown and in an area that comprises a mix of uses. The lands are proposed for Mixed Use uses with Draft 2 of the Official Plan Review.<br><b>Supports An Inclusive Community that Supports the Health and Well-being of All Residents. Health Care and social assistance - is the fourth highest sector for job numbers in Collingwood Healthcare is the fourth highest growing industry as per EDAP.</b> | 4 | <b>Acknowledged. 3 points awarded for the examples provided. Additional points may be awarded if additional justification for how the development directly contributes to the specific Goals, Objectives, and/or Metrics of the EDAP.</b> 1 additional point has been awarded for identifying that the proposal supports the health and well-being of residents and further enhancing the fourth highest sector in the Town of Collingwood.     |
| 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 | <b>The proposed development will support commercial intensification and expansion, less than a kilometer from the Town's Downtown Commercial Core on a main street (Huronario) in an area that comprises a mix of uses, including residential, commercial and institutional. A Market Impact Study completed by Parcel Economics Inc. determined that the proposed development will not have an impact on the viability and planned function of the Downtown Core and other commercial areas in the Town.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5 | <b>Acknowledged. Full points awarded.</b>                                                                                                                                                                                                                                                                                                                                                                                                       |

|    |                                                                                                                                                 | 15                              | 12 |   | 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |   |                                                                                                                                                                                                                                                                                                                                                             |
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| 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<br>Yes - 2               | 2  | 0 | <b>Not applicable, the existing building is not of historical interest and the property is not located within the heritage conservation district plan.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0 | N/A                                                                                                                                                                                                                                                                                                                                                         |
| F2 | Development will facilitate the removal or improvement of a land use conflict                                                                   | Degree of Compliance: Scale 0-2 | 2  | 2 | <p>The proposed development will enhance the mixed-use nature of the area by generating a commercial use in an area that is comprised of residential, commercial and institutional uses. The proposed commercial use will be located in an existing building and will provide the required parking, thereby reducing potential land use conflicts. In our opinion this type of commercial use within the existing building is on point with the proposed Draft 2 intent of the re-designation.</p> <p>Staff have indicated there is no land use conflict. We would opine that this use - proposes a commercial use (which is the Vision of the New OP) amongst residential uses at a busy corner - and that this use is a good use of land and is expected to operate in a cohesive way with the adjacent Tim Horton's and residential uses.</p> <p><b>Additional Note: By way of this submission, a water line encroachment on the neighbouring lands has been identified. The neighbour and applicant have agreed on an easement agreement - so this has resolved this land use issue.</b></p> | 0 | <b>There is no land use conflict being resolved.</b>                                                                                                                                                                                                                                                                                                        |
| 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  | 2 | The proposal is to utilize the existing building, thereby remaining in keeping with the mixed use type built form and well suited adjacent to existing residential. Parking is located at the rear of the site and access is located away from the Hurontario Street intersection and not within direct streetview from Hurontario Street. A UDM is provided for as part of this submission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2 | <b>Acknowledged. 2 points awarded for supporting the Town's parking objectives and enhancing the active transportation network by including bicycle racks and removing the second driveway off Collins Street. Additional points may be awarded if further justification on how the proposed development exceeds the Town's UDM guidelines is provided.</b> |
|    |                                                                                                                                                 |                                 | 10 | 4 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2 |                                                                                                                                                                                                                                                                                                                                                             |