

# P2024-31 Appendix G: 11589 Highway 26 SCAP Evaluation

## SCAP MATRIX - RESIDENTIAL

DATE
5-Nov-24
PROJECT NAME
Cranberry Marsh - Hillridge - Hwy 26

TOTAL POSSIBLE	APPLICANT EVALUATION	SCORE	STAFF RECOMMENDATION	SCORE
95	58.5	62%	42.5	45%

CATEGORY + CRITERIA		MEASURE	POINTS POSSIBLE	APPLICANT EVALUATION	APPLICANT JUSTIFICATION	STAFF RECOMMENDATION	STAFF COMMENTS
<b>A 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		5	Agree with applicant's score. Lands are within the built boundary.
<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	N/A
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	0		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	Proposal includes residential land use component, public open space component (trail) and environmental protection component. Maximum points assessed taking into account relatively modest scope of development.	5	Agree with applicant's score/justification.
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	Proposal will result in a medium density residential development on lands fronting onto a major transit route (Hwy 26)	2.5	Agree with applicant's score/justification. There are 3 transit stops within 300 m of the subject property.
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	0		0	Agree with applicant's score/justification.
			15	12.5		12.5	
<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	Drought tolerant plant materials proposed where appropriate resulting in no irrigation requirement thus reducing water demand. Ensured through landscape plan to be approved through site plan control. Low flow toilet and shower heads ensured requirement through building detail plans as part of site plan approval. Swales are incorporated into the drainage approach. Rain barrels will be provided.	2	1 point awarded for low flow fixtures and 1 point awarded for provision of rain barrels. Points for swales are provided in B3.
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	2	Builder will provide energy star rated appliances. To be ensured in Site Plan approval. S812 package A-1 otc standards maintained.	1	1 point awarded for provision of Energy Star appliances.
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	4	Proposal incorporates naturalized SWM measures such as bio swales and additional drainage filter strips. Ensured through approved engineering and landscape plans. Rough ins for EV charging stations to be provided in each garage. Score assigned takes into account modest scale of development.	3	1 point for awarded for bio-swales, 2 points awarded for provision of EV charging station rough-ins.
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	Identified EP feature will be conveyed to the Town as an adjunct to existing Town owned EP lands.	5	Agree with applicant's score/justification.
			20	14		11	
<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	7.5	Proposal will formalize a significant north-south trail connection linking the Hwy 26 Cranberry Trail to the Town owned EP open space feature to the south. The construction and conveyance of this trail by the Owner is substantial in light of size and scope of project.	0	Full points awarded in C2 and C3 for trail connection and conveyance.
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	Proposal will construct a major north south trail linkage to the town Cranberry Marsh open space feature. Bike racks are provided. Existing Cranberry Trail section along frontage of subject lands will be upgraded to improve grading and drainage and update surface treatment.	5	Agree with applicant's score/justification.
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	Trail link through subject lands will be conveyed to the municipality but will be winter maintained by the condominium corporation. Ensured through conditions to site plan approval and canted through in condo docs. EP lands to be conveyed to Town as adjunct to existing	5	Agree with applicant's score/justification.
			20	17.5		10	
<b>D ECONOMIC DEVELOPMENT</b>							
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	3	Contributes to promoting Collingwood as a great place to live. Supports healthy lifestyle with on site trail amenities and access to community facilities such as transit proximity, access to broader multi use trail systems. Scale of development is taken into consideration in self evaluation point.	3	Agree with applicant's score/justification.
D3	Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of Compliance: Scale 0-5	5	3	Contributes population in proximity to the Hwy 26 commercial node. Trail access as well as transit route proximity enhances active transportation options accessing commercial areas. The High Street/Batam commercial node is in proximity to the subject lands.	2	2 points awarded for proximity to Hwy 26 commercial corridor and enhancement of active transportation connectivity in area.
			10	6		5	
<b>E AFFORDABLE HOUSING</b>							
E1	Developments that include affordable housing units	1 point/5% of units up to 5 points	5	0		0	Agree with applicant's score. Not affordable housing units proposed.
E2	Developments that propose innovative housing solutions that contribute to affordability	Degree of Compliance: Scale 0-5	5	0		0	Agree with applicant's score. No innovative housing solutions proposed.
E3	Developments that include rental housing units	0.5 point/5% of units up to 2.5 points	2.5	0		0	Agree with applicant's score. No rental housing units proposed.
E4	Developments that include seniors, community or special needs housing	No - 0 Yes - 2.5	2.5	2.5	Builder will provide elevators in units to increase mobility access between upper and lower living spaces. This will appeal to a market segment that is challenged by stairs but want the living experience provided by upper and lower floor spaces. Ensured through site plan approval.	0	This is not a purpose built seniors, community or special needs housing.
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		0	Agree with applicant's score - no mix of housing types proposed.
			20	2.5		0	
<b>F 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 with applicant's score. Not a building or site of historical interest.
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	0		0	Agree with applicant's score. No removal of 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	Proposal has been subject to design critical analysis through municipal review process. Owner has agreed to incorporate architectural enhancements that are outside of site plan control parameters. End unit facade improvements and materials upgrades per earlier town comments have been incorporated.	4	Some end unit facade improvements, landscaping along frontage, and improvements to children's play area.
			10	6		4	