

SCAP MATRIX - RESIDENTIAL

DATE
Apr-25
PROJECT NAME
Wyldewood Creek

TOTAL POSSIBLE	APPLICANT EVALUATION	SCORE	STAFF RECOMMENDATION	SCORE
95	70.5	74%	54	57%

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	Lands are within built boundary per the Official Plan	5	Agree with applicant's score/justification.
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	0		0	Points attained in A1.
A3	Greenfield development meets or exceeds the density targets in the Town Official Plan	No - 0 Yes - 2.5	2.5	0		0	Points attained in A1.
A4	Development includes a mix of land uses (e.g. Residential, open space, commercial, industrial, etc.)	No - 0 Yes - 5	5	5	Proposal includes land use mix of residential and open space per uses allowed in the zoning by-law.	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 routes	No - 0 Yes - 2.5	2.5	2.5	Density is considered transit supportive and the subject lands are situated within 800m of an existing transit route.	2.5	Agree with applicant's score/justification. Subject property < 400 m from transit stop.
A6	Development facilitates the re-development of a contaminated site	No - 0 Yes - 2.5	2.5	2.5	Earth fill in its present condition is not capable of sustaining foundation loads sensitive to settlement. Topsoil and other deleterious material need to be sorted prior to compaction	0	Earth fill not suitable for sustaining foundation loads does not render a site contaminated.
			15	15		12.5	
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	4	Development efficiencies realized through proposed urban form - mid-rise residential will make more efficient use of municipal services.	0	No low impact/sustainable development initiatives as it relates to water efficiency and reduced wastewater flow identified.
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	3	Development will be able to achieve certain energy star or similar ratings that will be confirmed through detailed design.	3	Agree with applicant's score/justification, noting that a clause pertaining to the Owner's commitment to achieving Energy Star or similar ratings will be included in the Site Plan Control Agreement.
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	Climate resiliency measures employed regarding stormwater management control systems and naturalized swm feature.	5	Development includes improvements to the stormwater flow transecting the subject property and proposed naturalization initiatives.
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	Extensive protection and development impact mitigation measures re southerly PSW, significant addition to current tree canopy coverage.	5	Agree with applicant's score/justification.
			20	16		13	
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	5	Provides road and services extensions/connections to an infill land parcel designated for development. Provides an additional water looping capability of benefit to adjacent northerly existing development.	5	Agree with applicant's score/justification.
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	4	Provisions of internal sidewalk systems, bike racks, and connection to external community trail system associated with Cranberry Marsh Trail.	1	Proposed development does not complete, upgrade or reconstruct active transportation infrastructure as no improvements are proposed to the broader existing development. Standard requirements (i.e. sidewalks, etc.) are proposed only for the development itself. 1 point awarded based on the development supporting a future trail connection.
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	A lot of time, energy and costs spent analyzing and delineating the adjacent wetland features. Owner willing to convey EP lands to the Town.	5	Conveyance of the recently designated Environmental Protection lands to the Town is a community benefit not required to be provided. The proposed Shared Facilities Agreement to address servicing, etc. responsibilities and cost-sharing is also a benefit to residents of the Georgian Bay Hotel community.
			20	14		11	
D	ECONOMIC DEVELOPMENT						
D2	Development supports the goals and objectives of applicable economic development master plan	Degree of Compliance: Scale 0-5	5	4	Re: 2020 Economic Plan. Supports Goal number 2 by promoting Collingwood as a great place to live and work. Provides a more affordable housing option suitable for the local workforce.	2.5	The proposed development involves healthy lifestyle promotion and provides a potential housing option suitable for a younger workforce.
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	Will result in additional population contributing to the market area of Downtown and other commercial districts.	0	The proposed development does not enhance the Downtown or a main street 'as a focal point of activity or commerce'
			10	7		2.5	
E	AFFORDABLE HOUSING						
E1	Developments that include affordable housing units	1 point/5% of units up to 5 points	5	5	13% of the units are considered affordable per the Moderate Income Group (4th to 6th deciles). There is a large gap between moderate and high income group calculations and the proposed development includes 2 unit types that are slightly above the Moderate Income group but less than the High Income group. If these additional units are deemed affordable, 20% of the proposed development would be affordable.	4	In consultation with the Town's Housing Development Coordinator, the Town acknowledges the large gap between Moderate and High Income groups and based on the sales prices provided, Planning Services is willing to acknowledge 20% of the units as being affordable.
E2	Developments that propose innovative housing solutions that contribute to affordability	Degree of Compliance: Scale 0-5	5	3	The buildings are designed with exterior corridors and surface parking. Unlike traditional condominium projects, these features keep the cost of maintaining buildings low (i.e. no central heating for outside corridors, no underground parking garages, etc.). Not aware of other new builds in Town that are willing or able to promote these design features.	3	Agree with applicant's score/justification.
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.
E4	Developments that include seniors, community or special needs housing	No - 0 Yes - 2.5	2.5	2.5	Approximately 20% of the units are designed to be 'accessible' for seniors and those with limited ability.	0	Although the development includes 1 elevator per building, which may facilitate seniors or persons with special needs living in the building, the proposal does not represent 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.
			20	10.5		7	
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	Agree with applicant's score.
F2	Development will facilitate the removal or improvement of a land use conflict	Degree of Compliance: Scale 0-2	2	2	Existing land parcel abuts a golf course and existing residential uses and was used as a maintenance/storage site for the hotel and proposal results in removal of quanset building and outside storage land use.	2	Agree with applicant's score/justification.
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 has undergone extensive detailed design analysis and assessment through the site plan approval process with the UDM as a key guide.	6	Agree with applicant's score/justification.
			10	8		8	