City of Port Moody
Report/Recommendation to Council

Date: June 14, 2019
Submitted by: Planning and Development Department – Development Planning Division
Subject: Rezoning Application – 3227-3239 St. Johns Street

Purpose / Introduction
To present for Council consideration a rezoning application for a mixed-use, commercial, multi-family residential project consisting of 117 condominium units and approximately 964.2m² (10,379ft²) of at-grade commercial floor space.

Recommended Resolutions
THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street) (CD 76) be read a first time as recommended in the report dated June 14, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 3227 and 3239 St. Johns Street.

THAT staff be directed to further discuss with the applicant the possible inclusion of affordable housing units as part of the project.

Background
Porte Development Corporation has submitted a rezoning application for two properties located at 3227 and 3239 St. Johns Street as shown on the Location Plan and aerial photo included as Attachment 1. The application proposes a mixed commercial/residential project comprising 117 units and 964.2m² (10,379ft²) of leasable commercial floor area over underground parking. To implement the project, it is proposed that the site be rezoned to a new Comprehensive Development Zone. A fact sheet is included as Attachment 2.

Key issues that have been considered by staff during the review include: the project design, access to the site, impact on the single-family homes to the south, and an affordable housing component. As part of the review, the application was also considered by the Community Planning Advisory Committee (CPAC) on December 4, 2018 and the following resolution was passed:
THAT the proposed project be endorsed as recommended in the report dated November 16, 2018 from Planning and Development Department – Development Planning Division, subject to the applicant addressing the following specific items:

- the construction of a wider sidewalk to the east of the site;
- the provision of a continuous overhang along the north elevation;
- the relocation of the garbage storage facilities away from the Commercial Residential Units;
- reconsidering the provision of a green roof;
- the incorporation of opportunities for rainwater harvesting;
- the provision of 3 additional handicapped parking spaces; and
- the provision of additional rental units.

These items are discussed later in the report.

Site and Conditions
The development site consists of two developed lots with a net area of 3,720m² (40,040.8ft²), located between Moray Street and Clearview Drive, on the south side of St. Johns Street as shown on the Location Plan and the aerial photo (Attachment 1). The subject lots are currently occupied by an automotive tire shop and an auto dealership. The rear and east sides of the property are occupied by a steep bank currently supported by the existing buildings and a retaining wall. The grade change between the single-family lots to the south and the bottom of the retaining wall varies between 4m (13ft) and 5.5m (18ft). To the east, the bank varies between 3m (9.8m) and 4m (13ft) in height.

Surrounding development consists of:

- North: light industrial and commercial properties owned by Berezan Property Management (M1 and C5) which were the subject of a recent development application and, to the northeast, a four-storey, mixed commercial/residential project (CD36). These properties are designated in the OCP for redevelopment up to 12 storeys in height;
- South and East: Single Detached Residential properties (RS1) which are designated Single Family Low Density in the OCP; and
- West: a retail building currently used by Shoppers Drug Mart (C3) which is designated in the OCP for redevelopment up to six storeys in height.

Official Community Plan
As shown on Attachment 3, the Official Community Plan (OCP) designates the subject lots Mixed Use – Moody Centre which permits mixed commercial/residential buildings up to six storeys in height. The site is also located within the Evergreen Line Inlet Centre Transit-Oriented Development Sub-Area.

The majority of the site is included within Development Permit Area 1: Neighbourhood Residential, for the regulation of the form and character of development. The site also lies...
within Development Permit Area 5: Hazardous Conditions due to the slope on the site and the fact that the site soils could be susceptible to liquefaction during a seismic event.

Zoning
The properties are zoned Automobile Sale and Service Commercial (C5) as shown on Attachment 3.

The Zoning Bylaw does include a new Six-Storey Mixed Use Zone (CRM2) for mixed commercial/residential projects but as various aspects of the project (eg. FAR) do not fit under the new CRM2 Zone regulations, staff propose that the site be rezoned to a new Comprehensive Development Zone 76 (CD76).

Analysis
Development Proposal Description
The proposed project consists of 117 apartment units and 964.2m² (10,379ft²) of leasable commercial floor area as shown on the Site Plan (Attachment 4). The gross floor area is 10,476.6m² (112,768.7ft²), which results in a Floor Area Ratio of 2.8 based on the net lot area. Sixty-eight units are one-bedroom and one-bedroom plus den suites, 39 units are two-bedroom and two-bedroom plus den units, and 10 units are three-bedroom. The units range in size from 35.38m² (380.85ft²) to 110.5m² (1,189.5ft²). Fifty-nine of the units in the project are designated as adaptable units which satisfies the Zoning Bylaw requirement.

The principal outdoor communal amenity space is the landscaped courtyard located on the second level podium covering the rear parking area as illustrated on the Second Level Courtyard Plan (Attachment 4). This space is 315m² (3390.5ft²) in size and includes a structured children’s play area, communal gathering/seating opportunities, and garden plots for resident use. An indoor amenity room, 181m² (1,945ft²) in size, is located at the east end of the courtyard. In addition, all units have balconies at least 4.65m² (50ft²) in size and nine of the 19 units on the upper floor have access to individual rooftop patios.

The landscape plan also incorporates additional screen planting to the south and east to provide visual separation from the single-family homes on the top of the bank. The streetscape along St. Johns Street is a minimum of 6.7m (22ft) deep and includes street trees and shrub planting beds creating a substantial pedestrian space across the width of the site.

Access and Parking
Vehicle access to the site and the underground parking is provided off St. Johns Street at a new signalized intersection at Golden Spike Way.

A total of 181 parking spaces are required for this project based on the requirements for projects within TOD Areas and 184 spaces are provided. The parking total includes 23 designated visitor spaces and seven accessible spaces which exceeds the Zoning Bylaw requirement of four spaces. In accordance with the Zoning Bylaw, 100% of all residential spaces and 20% of the commercial spaces are provided with electric vehicle charging infrastructure.
A total of 192 long- and short-term residential and commercial bicycle parking spaces are provided on Level 1 of the parkade and on-street which exceeds the Zoning Bylaw requirement of 189 spaces.

Affordable Housing
Since the preliminary application, Porte Development Corporation has responded to the feedback received from CPAC and staff and has proposed an affordable housing program which consists of:

- a "locals-first" marketing program where Port Moody residents will have an opportunity to purchase a unit before sales are opened to the wider public;
- a 3% discount to Port Moody community workers, which are described by the developer as "...doctors, ambulance drivers, paramedics, nurses, teachers, and members of the police and fire departments."
- a housing agreement to ensure that any future residential strata corporation cannot enact bylaws or regulations that would preclude an owner from renting their unit; and
- a total of 10 rental units (nine market units and one below-market unit), an increase from the six rental units initially proposed, which are proposed to be secured for 10 years through a housing agreement. The proposed below-market unit would be rented for 10% below market rates.

Staff acknowledge the developer's response to create an affordable housing package to augment the financial contribution to the Affordable Housing Reserve Fund as part of the total CAC charge. In the developer's view, the focus on ownership options and preferential treatment of Port Moody workers benefits the wider community by potentially freeing up units elsewhere in the community. However, staff note that this does not necessarily result in affordable units becoming available.

While Porte's overall package represents a reasonable approach and it has the potential to benefit Port Moody residents by providing a new opportunity for locals to purchase or rent a unit, staff feel affordable options are lacking in the project and have the following detailed comments on the current proposal:

- a locals-first marketing program providing Port Moody residents with the opportunity to acquire a unit before marketing is opened to the general public is a welcome approach; the details of this program need to be established;
- the proposed 3% reduction in the unit pricing, for an average-sized unit is estimated to result in savings in the range of $10,000 to $20,000 per unit, a limited savings relative to total unit costs. It is unclear if this would benefit households in need of affordable housing;
- while the proposed number of rental units has increased from six to 10, it represents only 8.5% of the total units in the project and is less than the minimum 10% target suggested by staff for other projects. In addition, the developer has not secured a housing provider to operate these units and as such, the management of the units is unknown at this time;
• the proposed 10-year rental term is not sufficient. There has only been one other recent project in Port Moody where rental units were secured for less than the lifespan of the building and it was for 20 years. Staff recommend that the developer be requested to increase the term; and
• the suggestion that a housing agreement be used to ensure that owners can rent their units is a standard practice implemented through a housing agreement. While this measure increases the potential to bring more rental units to market, it does not directly impact affordability.

As Council is aware, different developers have responded to staff’s request for affordable housing in different ways. Attachment 5 provides an overview of affordable housing contributions from other mid-size and major projects. Staff welcome Council input on priorities for this project. If the project proceeds, staff will work with the developer, incorporating any input from Council, and prepare a more specific outline of the affordable housing approach for this project prior to Public Hearing.

**Public Realm/Retaining Wall**
At the CPAC meeting, concerns were expressed regarding the current inhospitable pedestrian environment east of the site, with particular reference to the existing retaining wall and the narrow sidewalk. Following a review of the implications of creating a new terraced retaining wall system on City land to enable the sidewalk to be widened, Engineering staff recommend that the on-street parking in this area be removed to enable the sidewalk to be widened on that side. In addition, the applicant is in discussion with staff regarding the provision of a public art installation on the retaining wall but a final decision to add some form of artwork to the retaining wall has not yet been made and the developer may choose to provide a financial contribution based on the current Public Art Policy.

**Site Contamination**
Given the previous use of the two lots for auto and tire sales/repair purposes, the applicant prepared a Site Profile and submitted a Phase 1 Environmental Assessment to the Province for review. The assessment identified a small amount of on-site contamination but based on established Provincial protocols, this site is not considered a high risk site. As a result, the Province has provided a release letter which authorizes the City to issue permits and outlines requirements to be met by the applicant following demolition of the existing buildings, if the rezoning proceeds.

**Form and Character**
In response to the issues raised during the CPAC meeting:

• the canopy over the commercial units has been redesigned as a continuous structure to provide uninterrupted weather protection for pedestrians;
• the garbage and loading facilities previously located behind the commercial units at the west end of the site have been relocated to the rear parking area which eliminates the requirement for the second driveway off St. Johns Street;
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• a green roof has not been provided and the developer provided a letter from their insurance company outlining the issues with green roofs on wood frame buildings; and
• as outlined in the revised Sustainability Report Card, the project includes water conservation strategies, including measures to capture rainwater for use in irrigation.

As the project is situated within Development Permit Area 1: Neighbourhood Residential, the project design will be further reviewed against the applicable design guidelines and this will be discussed in detail at the development permit stage, if the rezoning proceeds.

Reduced site, architectural, and landscape drawings and project renderings are included as (Attachment 6).

Sustainability Report Card
The completed Sustainability Report Card for the development proposal is included as Attachment 7. The initial review resulted in a score of 58% but with changes to the project and the provision of additional information, the score has increased to approximately 67% which is attributable to: building and site lighting measures; tree retention on the steep slope; water conservation/rainwater harvesting measures; and building accessibility. In addition, the applicant has engaged with the adjacent owners to explain the project and to understand their concerns.

<table>
<thead>
<tr>
<th>Sustainability Pillar</th>
<th>Cultural</th>
<th>Economic</th>
<th>Environmental</th>
<th>Social</th>
<th>Overall Total</th>
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<tr>
<td>Application</td>
<td></td>
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<tr>
<td>3227 and 3239 St. Johns Street</td>
<td>54.5% (6 out of 11)</td>
<td>54% (7 out of 13)</td>
<td>76% (40.5 out of 53)</td>
<td>63% (24 out of 38)</td>
<td>67%</td>
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Implementation
Implementation of this project requires rezoning from the current C5 Zone to a new Comprehensive Development Zone 76 (CD 76). Draft Bylaw No. 3201, establishing the permitted uses and development regulations for the project, is included as Attachment 8.

Concluding Comments
This proposal is consistent with the land use designation and maximum building height in the Official Community Plan and staff are supportive of the proposed rezoning. As the project is situated in close proximity to the Evergreen Line Inlet Centre Station, it provides a range of unit sizes, including three-bedroom family units and incorporates an affordable housing approach, it will result in improvements to the streetscape along St. Johns Street in front of the project, it improves the pedestrian environment to the east, and it results in the clean-up of a site with some contamination.
Other Options

1. THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2018, No. 3201 (3227 and 3239 St. Johns Street) (CD 76) be given first and second readings and proceed to a Public Hearing on July 23, 2019.

2. THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2018, No. 3201 (3227 and 3239 St. Johns Street) (CD 76) not be given first and second readings and not proceed to a Public Hearing.

Financial Implications

Community Amenity and Public Art Contributions

The amount of the CAC charge will be confirmed prior to adoption of Bylaw No. 3201 but based on the proposed gross residential floor area less the amenity area and less the allowance for the adaptable units, the charge is estimated to be approximately $595,705.50. Of that total, $198,568.00 would be directed to the Affordable Housing Reserve Fund and the remaining $397,137.00 would go towards general community amenities. The CAC is payable prior to adoption of a rezoning bylaw. As the residential Floor Area Ratio at 2.48 is less than 2.5, a density bonus payment is not required.

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy but, as noted above, is having discussions with staff regarding a public art installation, possibly utilizing the retaining wall to the east.

Communications / Civic Engagement

In accordance with the City's Community and Stakeholder Consultation Policy, the applicant held a Community Information meeting on May 6, 2019 to engage the public about the proposal and solicit feedback. The information meeting was advertised in the April 18 and April 25, 2019 editions of the Tri-City News and meeting notices were delivered to 416 addresses within 140m of the development site. The meeting was attended by 18 residents and seven comment sheets, all of which expressed general support for the project, were submitted. The comments included references to the need for more density on transit routes in the town centre area, support for the building design, along with a suggestion for more two- and three-bedroom units. Staff received an additional six emails forwarding concerns over the project. The majority of the concerns related to the impact of a six-storey building on the single-family properties to the south, in particular, on privacy, noise, and construction impacts and concerns over the additional traffic that would be generated.

Should this rezoning application proceed to a Public Hearing, additional notices will be sent to adjacent properties within the required notification area and will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the Local Government Act.
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Council Strategic Plan Objectives
The proposal is consistent with the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring future community growth is carefully considered and strategically managed, consistent with the targets approved in our Official Community Plan.

Attachments:
1. Location Plan.
2. Application Fact Sheet.
3. OCP Land Use and Zoning Designation Maps.
4. Site Plan and Second Level Courtyard Plans.
5. Overview of Affordable Housing Contributions
6. Reduced Site, Architectural, and Landscaping Drawings.
7. Sustainability Report Card.
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<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Reviewed by:</th>
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<tr>
<td></td>
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<tr>
<td>Doug Allan, MCIP, RPP</td>
<td>André Boel, MCIP, RPP</td>
</tr>
<tr>
<td>Acting Manager of Development Planning</td>
<td>General Manager of Planning and Development Department</td>
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Reviewed for Form and Content / Approved for Submission to Council:

City Manager’s Comments

<table>
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<tr>
<th>Reviewed for Form and Content / Approved for Submission to Council:</th>
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<tbody>
<tr>
<td>City Manager’s Comments</td>
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<td>City Manager’s Comments</td>
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<tr>
<td>Tim Savoie, MCIP, RPP</td>
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<td>City Manager</td>
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APPLICATION FACT SHEET

Applicant: Porte Development Corporation

Application No. and Type 6700-20-182
Rezoning from Automobile Sale and Service Commercial (C5) to Comprehensive Development Zone 76 (CD 76).

Project Description: A six-storey mixed-use project composed of 964.2m² (10,379ft²) of leasable commercial floor space and 117 apartment units over underground parking.

Existing OCP Designation: Mixed Use – Moody Centre (max. six storeys). Inlet Centre TOD Area.


Community Information Meeting: May 6, 2019

Community Planning Advisory Committee Meeting: December 4, 2018

Proposed Development Statistics:

<table>
<thead>
<tr>
<th>Number of residential units</th>
<th>117</th>
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<tbody>
<tr>
<td>Density</td>
<td>10,476.6m² (112,768.7ft²) floor area</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>89%¹</td>
</tr>
<tr>
<td>Resident Parking</td>
<td>136 Spaces</td>
</tr>
<tr>
<td>Visitor Parking</td>
<td>23 Spaces</td>
</tr>
<tr>
<td>Commercial Parking</td>
<td>25 Spaces</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>180 Spaces in parkade and 12 Spaces on St. Johns Street</td>
</tr>
<tr>
<td>Setbacks – South</td>
<td>South – 6.55m (21.5ft)</td>
</tr>
<tr>
<td>– West</td>
<td>West – 4.5m (14.75ft)</td>
</tr>
<tr>
<td>– North</td>
<td>North – 1.45m (4.75ft)</td>
</tr>
<tr>
<td>– East</td>
<td>East – 6.4m (21ft)</td>
</tr>
<tr>
<td>Number of One-Bedroom + Den Units and size range</td>
<td>68</td>
</tr>
<tr>
<td>Number of Two-Bedroom + Den Units and size range</td>
<td>39</td>
</tr>
<tr>
<td>Number of Three-Bedroom Units and size range</td>
<td>10</td>
</tr>
</tbody>
</table>

¹ For Council’s reference, the coverage is high due to the fact that the outdoor amenity courtyard covers the open parking to the rear of the commercial units.
<table>
<thead>
<tr>
<th>Project Address</th>
<th>Project Name - Developer</th>
<th>Uses and Number of units</th>
<th>Approval Date</th>
<th>Affordable Housing Contribution (Units, $)</th>
<th>Port Moody Support</th>
<th>Additional Info</th>
</tr>
</thead>
<tbody>
<tr>
<td>300 Morrissey Road</td>
<td>The Grande (Suterbrook Parcel D) - Onni</td>
<td>Apartment Residential - 512 units; 486 Market Condos; 50 Below Market Rental; 26 Market Rental</td>
<td>09-Oct-18</td>
<td>50 below market rental</td>
<td>222 unit increase to max permitted uses for the Suter Brook Site as a whole; Increase in overall site FSR for all uses from 1.75 to 2.0; for Parcel D an increase to the height of Building 6 from 4 storeys to 26 storeys and Building 7 from 4 storeys to 6 storeys; 172 unit increase from 340 to 512; parking reduction</td>
<td>Rental tenure limited to the useful life of the building</td>
</tr>
<tr>
<td>3131 St Johns Street</td>
<td>Woodbridge</td>
<td>142 market rental</td>
<td>23-Jan-18</td>
<td>N/A</td>
<td>Parking reduction of 61 spaces</td>
<td>Rental tenure limited to 20 years</td>
</tr>
<tr>
<td>3370 Dewdney Trunk Road</td>
<td>PC Urban</td>
<td>229 units; 224 market rental; 5 below market rental</td>
<td>09-Oct-18</td>
<td>5 below market rental</td>
<td>Parking reduction of 184 spaces; OCP amendment to increase height from 4 storeys to 6 storeys</td>
<td>Rental tenure limited to perpetuity</td>
</tr>
<tr>
<td>3010-3042, 3013-3029, 3037-3015 and 3111-3113 St George Street</td>
<td>The George - Marcon</td>
<td>73 townhouse units; 379 apartment units</td>
<td>13-Feb-18</td>
<td>6 below market rental (Kinsight)</td>
<td>OCP amendment to increase height for apartment buildings from from 4 storeys to 6 storeys; stream setback relaxation from 15m to 10m; parking reduction of 41 spaces for the six storey building; visitor parking reduction of 2 spaces for the townhouses</td>
<td>Rental tenure in perpetuity</td>
</tr>
<tr>
<td>50 Electronic Avenue</td>
<td>Panatch Group</td>
<td>358 apartment units; 10 commercial units</td>
<td>25-Sep-18</td>
<td>Rent to Own Program - 30 units</td>
<td>Parking reduction of 56 spaces (based on old zoning bylaw)</td>
<td>Rent collected for 2 years and applied to purchase price</td>
</tr>
<tr>
<td>2318 St Johns St</td>
<td>The Springs - BC Conference Property Development Council of the United Church of Canada</td>
<td>55 below market rental units; office space and church</td>
<td>09-Oct-18</td>
<td>55 below market rental units</td>
<td>Affordable Housing Reserve Fund contribution of $527,796.50</td>
<td>Rental tenure in perpetuity</td>
</tr>
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<td>2740 St Johns Street</td>
<td>The Station - Aragon Properties Ltd.</td>
<td>306 apartments</td>
<td>14-Jun-11</td>
<td>AHRF contribution of $250,000</td>
<td>OCP Amendment to increase height from 3 storeys to 4 storeys; Parking reduction of 40 spaces</td>
<td>N/A</td>
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<tr>
<td>2721 Clarke Street</td>
<td>The Platform - Aragon Properties Ltd.</td>
<td>92 apartments; 52 townhouses</td>
<td>13-Jul-17</td>
<td>AHRF contribution of $250,000</td>
<td>OCP amendment to increase allowable density from 55 upa to 106 upa; Parking reduction of 26 spaces</td>
<td>N/A</td>
</tr>
</tbody>
</table>
88 stalls
(no. 25 commercial stalls on upper ramp and 63 visitor stalls)
STREETScape to comply with urban neighborhood design standards.

Existing city trees to be removed.

Note: refer to plant list on DWG. 1-2.

Proposed building ground level.

Legend:

- Existing tree
- Decorative pot
- Decorative stone
- Seated children's play area
- Existing tree to be removed (see arborists DWG.)
- Proposed metal trellis
- Compost box for urban gardening
- Seating to comply with standards
- Existing tree
- Boulders shall be smooth finish sourced from river rock field. Do not supply straight or split-faced stone, they will be round
- Bench
- Bird box
- Deck
- Table
- Chair
- Raised bed
- Compost box
- Raised wall (30") communal garden
- Raised bed
- Compost box
- Raised wall (30") communal garden
- Raised bed
- Compost box
- Raised wall (30") communal garden
- Raised bed
- Compost box
- Raised wall (30") communal garden
Purpose

The Sustainability Report Card recognizes that developers, builders, designers, and others proposing changes to the built environment have an important role in creating a sustainable community. Sustainability involves stewardship of land and environmental resources, as well as green building and a focus on design elements that bring people together and help communities flourish economically, socially, and culturally. Port Moody encourages innovative thinking in community design to achieve a more sustainable community.

To this end, the Report Card is a requirement for rezoning, development permit, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability values; these measures are used to evaluate development proposals. The Report Card is intended to be a summary of overall project sustainability. It is a tool to be integrated with all other development approval requirements.

Process

There are six steps to follow in completing the Sustainability Report Card process:

1. Make a development inquiry to Development Services regarding your proposed rezoning, development permit, or heritage alteration permit. Staff will provide you with a hard copy of the Sustainability Report Card and provide a web link to portmoody.ca/SRC where you can find a fillable PDF version of the Report Card.

2. Attend a pre-application meeting with City staff to discuss your proposal. The Planner will determine if the Sustainability Report Card is a document that must be submitted with your application.

3. If required, complete a Report Card by filling in the appropriate information that applies to your particular application and submit the completed Report Card (saved version of online fillable PDF or hard copy) to the appropriate City staff (sustainabilityreportcard@portmoody.ca or deliver to City Hall Planning Department at 100 Newport Drive), along with a completed land use application.

4. The Planner will review the Report Card for completeness and accuracy and forward to staff in various departments for feedback. The Planner will determine your preliminary score and discuss the results of the staff review with you. You will then have an opportunity to improve your score with respect to the sustainability of your proposal and resubmit an updated Report Card.

5. The Planner will make comments, determine your final score, and prepare the Project Report Card Summary. The Summary will be included in the land use reports that are distributed to the Advisory Design Panel, Community Planning Advisory Committee, and Council.

6. If your application is approved by Council, your final Report Card is maintained in the development file and a copy is provided to the City's Building Division.

Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. To do this, make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met.

- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects.

- Some measures are marked 'EARLY STAGE.' This indicates that these measures must be considered in the design phase as it is unlikely they can be added to a proposal later on.

Italicized words are in the Glossary at the back of this document.
Similarly, some measures are marked 'BASELINE'. Although the Report Card is not a pass or fail test of development applications, it does set a minimum score to indicate the City's minimum expectations. Items labelled 'BASELINE' count toward a minimum score as they are considered to be low cost and readily achievable.

Italicized terms are defined in the Glossary at the end of the Report Card document.

Refer to the Resources section for links to Internet resources relevant to measures in the Report Card.

**Scoring**

Performance measures are assigned weighted scores from 1 to 10 to indicate their significance based on: (1) level of difficulty to integrate into project design; (2) order-of-magnitude cost added to the project; (3) degree of effectiveness for increasing the overall project sustainability; (4) identified community priority in the Official Community Plan; and (5) level of urgency for Port Moody in terms of achieving community sustainability goals.

City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Where possible, points for achieving various means are indicated. In other cases, the number of means to achieve a performance measure may exceed the total points possible for an item. In this case, the Planner will make a fair assessment of the project's performance for this measure with respect to the conditions of the site as a percentage and translate this to the possible score.

Only whole number scores will be assigned. This will be achieved by rounding to the nearest whole number. For example, if overall performance for a measure is deemed to be about 80 per cent and the possible score is out of 4, then a score of 3 points out of 4 will be assigned.

The Report Card is an iterative process with the applicant. The applicant has an opportunity to comment and make changes to their proposal before the scores are considered final and shared with public advisory bodies and Council.

Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. These items are not scored, but are given specific mention on the Project Report Card Summary.

Staff will review your completed Report Card and provide feedback before your project is scored to give you the opportunity to achieve the highest score possible.

**Monitoring**

In general, the information required from the applicant for the Sustainability Report Card is similar to the kind of information required for a typical development application. However, to ensure accountability, you can expect the City to request additional information, such as: photos of installed systems or products, design drawings, professional reports, copies of receipts, or other records that can be used to verify the implementation of the selected sustainability measures. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

**Public Information**

The public may request a review of any completed Report Card related to a development application. Copies of the Report Card are maintained by the Planning Division. The Development Services Department makes Report Cards available following completion of the project.

**Property and Applicant Information**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Craig Marcyniuk</td>
<td>604-732-7651 ext 124</td>
<td><a href="mailto:craig@porte.ca">craig@porte.ca</a></td>
</tr>
<tr>
<td>Registered Owner</td>
<td>Project Address</td>
<td></td>
</tr>
<tr>
<td>St Johns Project Properties LTD.</td>
<td>3227 &amp; 3239 St. Johns Street</td>
<td></td>
</tr>
</tbody>
</table>

Proposed Use:
Residential multi-family apartment (5 storey) above single level commercial units at grade. Parking Area below grade.

Total Floor Space: **10,648.17 m²**
### CULTURAL SUSTAINABILITY SECTION

**How will the project contribute to Port Moody's status as 'City of the Arts'?**

**Arts**

**Performance Measure Description and Scoring**

- Project includes public art in publicly accessible or publicly owned space (3 points, +1 bonus point if a Public Art Consultant is used).
- OR Project provides an in lieu financial contribution to the City's Public Art Reserve Fund (3 points).

*See links in Resources under "Examples of Good Public Art".*

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>If yes, describe: Cash in lieu if desired by the City or we could do automobile theme artwork in different parts of the building as remembrance to the current site.</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments: The applicant is working with staff to determine if an art installation is possible</td>
<td></td>
</tr>
</tbody>
</table>

**Public Art Consultant:**

**Plan reference:**

**Bonus Score: 1/1**

**Score: 3/3**

### CULTURAL SUSTAINABILITY SECTION

**How will the project contribute to Port Moody's status as 'City of the Arts'?**

**Arts**

**Performance Measure Description and Scoring**

- Project supports Port Moody's desire to be a "City of the Arts" by integrating artistic design into the site or building form or functionality (2 points).

*Examples:*
  - Creative stormwater management features.
  - Creative interaction of the project with the public.
  - Artistic panels in entry foyer.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Describe: Architecture is modern, yet takes cues from the area's industrial heritage — a union of brick, glass, wood, metal, inner courtyard, and street-level retail.</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments: This response does not address the integration of artistic design into the project</td>
<td></td>
</tr>
</tbody>
</table>

**Plan reference:**

**Perspective view:** A-8.30, A-8.31, A-8.32

**Score: 0/2**
## CULTURAL SUSTAINABILITY SECTION

How will the project contribute to Port Moody's status as 'City of the Arts'?

### Heritage

**Performance Measure Description and Scoring**

Project includes reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation (4 points). Where the preservation of a heritage structure in its original location cannot be accommodated, this may include re-location. See Standards and Guidelines for the Conservation of Historic Places in Canada: [historicalplaces.ca](http://historicalplaces.ca)

### Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not apply as current site is a commercial building used for auto sales and servicing.</td>
<td>The subject properties are not designated as heritage properties</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan reference:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

**Score**: N/A /4

### Heritage

**Performance Measure Description and Scoring**

Project includes a statement of significance prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable). See Standards and Guidelines for the Conservation of Historic Places in Canada: [historicalplaces.ca](http://historicalplaces.ca)

### Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Report title:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not apply as current site is a commercial building used for auto sales and servicing.</td>
<td>The subject properties are not designated as heritage properties</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Heritage Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

**Bonus Score**: 12 /2  
**Score**: N/A /2
## CULTURAL SUSTAINABILITY SECTION

### Heritage

**Performance Measure Description and Scoring**

Project salvages materials or artefacts from a historic place, or reuses materials or artefacts from architectural/landscape salvage in a manner which supports the authenticity of the site's character-defining elements.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Details</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not apply.</td>
<td></td>
</tr>
</tbody>
</table>

**Plan reference:**

| N/A |  |

**Score:** N/A/3

### Arts

**Performance Measure Description and Scoring**

Project designates space for the arts or creative enterprise to be retained for the lifetime of the project. Ex: artist studio, gallery space, dance studio, indoor/outdoor theatre, live-work units, plaza, etc.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
</table>

**Description of space:**

Commercial space could be used for art-related businesses such as gallery or dance studio. Landscape podium and amenity can be used for different artistic expressions.

**Plan reference:**

- Level 1 - First Floor Plan: A-2.20
- Level 2 - Second Floor Plan: A-2.30

**Staff Comments**

There is no firm commitment for art-related businesses in the project but the commercial spaces have not been marketed to date

**Score:** 1/4
**CULTURAL SUSTAINABILITY SECTION**

*How will the project contribute to Port Moody's status as 'City of the Arts'?*

**Complete Community Elements**

**Performance Measure Description and Scoring**

Project improves the streetscape beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's *beautification* impact.

Examples:

- Restores the frontage of an existing building in Historic Moody Centre.
- Proposes artistic paving treatments in the public realm.
- Adds creativity to functional elements of the streetscape.
- Benches, bike rack, planter, lighting, etc. upgrades.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Details:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The unique architectural design will greatly improve the streetscape by replacing the existing automobile sales servicing centre. It will also improve its street frontage by redoing the sidewalk and incorporate functional elements such as benches, bike racks, and planters.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan reference:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape plan, current site photos,</td>
</tr>
</tbody>
</table>

Score: 2 /2

**CULTURAL SUSTAINABILITY SECTION**

*How will the project contribute to Port Moody's status as 'City of the Arts'?*

**Heritage**

**Performance Measure Description and Scoring**

Project will apply to be added to the City's Heritage Register.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

Details:

Does not apply as it will be a new building.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
</table>

Score: N/A /3
CULTURAL SUSTAINABILITY SECTION  How will the project contribute to Port Moody's status as 'City of the Arts'?

Innovation
Performance Measure Description and Scoring

C9  Cultural sustainability aspects not captured above.

<table>
<thead>
<tr>
<th>Applicant Explanation and Reference to Plans, Drawings, and Reports</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's comment: The unique architectural design reflects thoughtful design. Private balconies, landscape podium and amenity room allow for artists to work on their projects either in the privacy of their space or in the company of other artists in the shared spaces.</td>
<td></td>
</tr>
</tbody>
</table>

CULTURAL SUSTAINABILITY SECTION  How will the project contribute to Port Moody's status as 'City of the Arts'?

Constraints
Performance Measure Description and Scoring

C10  Unique site aspects that limit cultural sustainability achievement.

<table>
<thead>
<tr>
<th>Applicant Explanation and Reference to Plans, Drawings, and Reports</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Cultural Sustainability Score Summary

<table>
<thead>
<tr>
<th>Score</th>
<th>Total Cultural Pillar Points (Total Points Available - Not Including Bonus Points)</th>
<th>23</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Total Points Achieved (Total Points Achieved for Applicable Items for this Application)</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)</td>
<td>6/11 = 54.5%</td>
</tr>
</tbody>
</table>

City of Port Moody
## Economic Sustainability Section

### Land Use/Employment

**Performance Measure Description and Scoring**

Project increases long-term employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan.

*See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan]*

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

**Existing:**

<table>
<thead>
<tr>
<th>Use(s):</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automobile Sales/Servicing</td>
<td></td>
</tr>
</tbody>
</table>

| Number of jobs on-site relating to this use in operation: | 10 |

**Proposed:**

<table>
<thead>
<tr>
<th>Use(s):</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential multi-family apartments (5 storey) above single level commercial units at grade.</td>
<td></td>
</tr>
</tbody>
</table>

| Number of jobs estimate: | 28 |

**Assumptions:**

For the commercial portion 4 employees for every 1,700 sqft. For the residential area a total of 4 employees including cleaning staff, and property manager.

**Score:** 3 /3

### Economic Sustainability Section

### Land Use

**Performance Measure Description and Scoring**

Project supports walking to shops and services by broadening the current retail/service mix within an 800m radius of the lot.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

Describe the diversification and how it is appropriate to this particular location:

*The project is not only located near many shops, restaurants and commerce within the 800m radius, but it will also add approximately 9,400 sqft of new retail space. Additionally, the project is 400m from the Inlet Centre Sky Train Station.*

**Score:** 1 /1
ECONOMIC SUSTAINABILITY SECTION  How will the project contribute to a stronger local economy?

Land Use/Employment
Performance Measure Description and Scoring

EC3  Project provides more intensive use of land designated as Mixed Use, Transit Oriented Development, Mixed Employment, or Industrial in the City's Official Community Plan that will support neighbourhood businesses (where permitted/appropriate).

See Map 1: Overall Land Use in the City's Official Community Plan: Map 1: Overall Land Use Plan

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Existing:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building type:</td>
<td></td>
</tr>
<tr>
<td>FSR:</td>
<td>Not available</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building type:</td>
<td>Mixed use, transit oriented development</td>
</tr>
<tr>
<td>FSR:</td>
<td>2.8</td>
</tr>
</tbody>
</table>

Score 3 /3

ECONOMIC SUSTAINABILITY SECTION  How will the project contribute to a stronger local economy?

Tourism
Performance Measure Description and Scoring

EC4  Project provides regional destination commercial or institutional uses such as specialized training/education, specialty retail, dining, arts, cultural, or recreational opportunities.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Yes  No

If Yes, explain:
Commercial unit use is not limited by design and provides an opportunity for a variety of different uses including listed above. We are hoping to bring the interest of art galleries as future tenants in the commercial units.

Staff Comments
While the opportunity exists for art related businesses to acquire space in the commercial units, there is no firm commitment to do so at this stage.

Score 0 /2
## ECONOMIC SUSTAINABILITY SECTION

**How will the project contribute to a stronger local economy?**

### Economic Development/Energy/Materials/Water Use Efficiency

**Performance Measure Description and Scoring**

**EC5**  Project participates in or develops an alliance between multiple, co-located uses/businesses, i.e. eco-industrial networking.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Relationship results in (check all that apply):</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Reduced energy consumption</td>
<td>The developer’s comments do not address the intent of this measure to establish business to business relationships to share resources.</td>
</tr>
<tr>
<td>☑ Reduced water consumption</td>
<td>As the commercial spaces have not been marketed at this stage, the potential exists that businesses may share resources as suggested but it is unknown at this time.</td>
</tr>
<tr>
<td>☐ Reduced materials use</td>
<td></td>
</tr>
<tr>
<td>☐ Waste reduction</td>
<td></td>
</tr>
</tbody>
</table>

**Other efficiency:**

The project will include energy and water consumption reduction features during building and engineering phase. Standard features such as dual-flush toilets, low-flow shower heads, energy efficient light fixtures etc. will be used.

**Description:**

- Use of co-located layers for the drafting of contracts with neighbouring properties.
- Utilize co-located experience from Burke Mountain Naturalists and Backyard Bird Centre to define the best bid nest location and appropriate design that excludes non-native species and welcomes local birds.

**Score**

| 0 | 4 |

## ECONOMIC SUSTAINABILITY SECTION

**How will the project contribute to a stronger local economy?**

### Land Use

**Performance Measure Description and Scoring**

**EC6**  Project redevelops and rehabilitates a brownfield site.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current site is an auto oriented commercial space with impermeable surface, one story low quality building of little architectural value.</td>
<td>the site is not a brownfield site</td>
</tr>
</tbody>
</table>

**Score**

| N/A | 3 |
### Economic Sustainability Section

**How will the project contribute to a stronger local economy?**

#### Innovation

Performance Measure Description and Scoring

<table>
<thead>
<tr>
<th>EC7</th>
<th>Economic sustainability aspects not captured above.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Explanation and Reference to Plans, Drawings, and Reports</td>
<td></td>
</tr>
<tr>
<td>Staff Comments</td>
<td></td>
</tr>
<tr>
<td>Comment provided by applicant: By providing market housing close to the sky train people who commute to work will be able to reduce carbon footprint by reducing the use of the car. By providing commercial space, people will be able to open local business, increase the local economy and decrease the necessity to commute.</td>
<td></td>
</tr>
</tbody>
</table>

#### Constraints

Performance Measure Description and Scoring

<table>
<thead>
<tr>
<th>EC8</th>
<th>Unique site aspects that limit economic sustainability achievement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Explanation and Reference to Plans, Drawings, and Reports</td>
<td></td>
</tr>
<tr>
<td>Staff Comments</td>
<td></td>
</tr>
</tbody>
</table>

### Economic Sustainability Score Summary

**Total Economic Pillar Points (Total Points Available - Not Including Bonus Points)**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 Total</td>
</tr>
</tbody>
</table>

**Total Economic Points Not Applicable**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 n/a</td>
</tr>
</tbody>
</table>

**Maximum Achievable Score**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 Maximum</td>
</tr>
</tbody>
</table>

**Economic Pillar Minimum Score**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Economic Baseline</td>
</tr>
</tbody>
</table>

**Total Points Achieved**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Total Economic Points</td>
</tr>
</tbody>
</table>

**Economic Pillar Score**

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/13</td>
</tr>
</tbody>
</table>
## Environmental Sustainability Section

**Site Context | Ecology**

**Performance Measure Description and Scoring**

*Project protects and enhances an Environmentally Sensitive Area (ESA) as designated on Map 13 in the City's Official Community Plan, i.e. provides positive net benefit.*

See Map 13: Environmentally Sensitive Areas and Appendix 2: Development Permit Area Guidelines in the Official Community Plan.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Type of ESA:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ High ESA</td>
<td></td>
</tr>
<tr>
<td>☐ Medium ESA</td>
<td></td>
</tr>
<tr>
<td>☐ Low ESA</td>
<td></td>
</tr>
<tr>
<td>☐ 30m Stream Buffer (High Value)</td>
<td></td>
</tr>
<tr>
<td>☐ Special Feature (High Value)</td>
<td></td>
</tr>
</tbody>
</table>

**Features/Species of Value:**

Does not apply as site is not located in an Environmentally Sensitive Area.

**Means of Protection:**

☐ Covenant

☐ Dedication

☐ Monitoring

☐ Other: ___________________________

**Means of Improvement of ESA:**

Score **N/A** /4
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Site Context | Ecology
Performance Measure Description and Scoring

EN2  Project provides bird-friendly development through landscaping that provides habitat to native species and building design that reduces bird collisions.

See Vancouver Bird Strategy

Applicant Explanation and Reference to Plans, Drawings, and Reports

List all elements that reduce the impact that urbanization has on birds for this project:
Partial vegetation along the streetscape on St. Johns Street, landscaped podium on the second level and retaining of trees on the south and east side and installation of bird nest boxes and bird bath will provide native birds with food and shelter.

Reduced night time lighting, the use of awnings on ground level, residential drapes/blinds will increase the opacity of clear glass. We will also provide new home owners information on how they can help reduce bird collisions and create awareness.

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Score 2/3</td>
</tr>
</tbody>
</table>

ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Site Context | Ecology
Performance Measure Description and Scoring

EN3  Design of outdoor lighting minimizes the harmful effects of light pollution with technology that ensures lighting is:
• Only on when needed
• Only lights the area that needs it
• No brighter than necessary
• Minimizes blue light emissions
• Fully shielded (pointing downward)

See International Dark Sky Association for Dark Sky Friendly Lighting.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the lighting plan for the site and its dark sky friendly features:

Outdoor light design:
1. lights up only when dark
2. only lights walkways and play area
3. lights are in a downward direction in a luminaire fully shielded to avoid glare
4. LED lights only to minimize blue light emissions

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Score 3/3</td>
</tr>
</tbody>
</table>

City of Port Moody
### ENVIRONMENTAL SUSTAINABILITY SECTION

**How well does the project minimize the demands on the environment?**

#### Site | Air Quality – Alternative Transportation

**Performance Measure Description and Scoring**

**EN4**  
Project provides alternative transportation facilities for user groups of each land use type, which contributes to reducing Greenhouse Gas Emissions from this development.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Short-Term Bicycle parking</td>
<td>Bicycle parking and electric vehicle charging satisfy the Zoning Bylaw requirements</td>
</tr>
<tr>
<td>✔ Long-Term Bicycle parking</td>
<td></td>
</tr>
<tr>
<td>❑ End-of-Trip Bicycle Facilities:</td>
<td></td>
</tr>
<tr>
<td>❑ Bike share and assigned parking</td>
<td></td>
</tr>
<tr>
<td>❑ Co-op vehicle and assigned parking space provision</td>
<td></td>
</tr>
<tr>
<td>✔ Electric Vehicle plug-ins and designated spaces</td>
<td></td>
</tr>
</tbody>
</table>

Plan references: A-2.00, A-2.10, A-2.20, Street Landscape

**Score**: 3/3

---

### ENVIRONMENTAL SUSTAINABILITY SECTION

**How well does the project minimize the demands on the environment?**

#### Site | Air Quality – Alternative Transportation

**Performance Measure Description and Scoring**

**ENS**  
Project incorporates measures to support pedestrians and cyclists.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Connects to existing pedestrian/cycling routes and priority destinations</td>
<td></td>
</tr>
<tr>
<td>✔ Improves local pedestrian routes, local bike networks/trails</td>
<td></td>
</tr>
<tr>
<td>✔ Safe, secure, accessible, and sustainable footpaths</td>
<td></td>
</tr>
<tr>
<td>✔ Pedestrian clearway sufficient to accommodate pedestrian flow</td>
<td></td>
</tr>
<tr>
<td>✔ Covered outdoor waiting areas, overhangs, or awnings</td>
<td></td>
</tr>
<tr>
<td>✔ Pedestrian scale lighting</td>
<td></td>
</tr>
<tr>
<td>❑ Pedestrian/bike-only zones</td>
<td></td>
</tr>
<tr>
<td>❑ Other:</td>
<td></td>
</tr>
</tbody>
</table>

Site circulation plan:

Other plan references: Street Landscape, First Floor Plan A-2.20

**Score**: 3/3

---

ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Building | Waste Storage Space
Performance Measure Description and Scoring

EN6  Project allocates sufficient and accessible recycling and garbage storage space in multi-family and commercial buildings and complexes compatible with City of Port Moody recycling, green waste, and garbage services.

**Target 1:** Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments.

**Target 2:** Design provides safe and universally accessible access in a secure common area.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Total residential recycling, garbage, and green waste space proposed:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling: 16 m²</td>
<td></td>
</tr>
<tr>
<td>Garbage: 25 m²</td>
<td></td>
</tr>
<tr>
<td>Green Waste: 16 m²</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total commercial recycling, garbage, and green waste space proposed:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling: 17.92 m²</td>
<td></td>
</tr>
<tr>
<td>Garbage: 26.17 m²</td>
<td></td>
</tr>
<tr>
<td>Green Waste: 17.92 m²</td>
<td></td>
</tr>
</tbody>
</table>

**Details regarding design for safety, security, and accessibility:**

Garbage area is separated into two rooms one for commercial and one for residential. There is a shared garbage compactor and a shared cardboard bin. All require fob for access.

Score 1/2

ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Urban Forestry
Performance Measure Description and Scoring

EN7  Project protects and enhances the urban forest, prioritizing native tree species.

*See City of Port Moody Tree Protection Bylaw*

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing mature trees protected ( # )</td>
<td></td>
</tr>
<tr>
<td>Replacement tree ratio ( 2/1 )</td>
<td></td>
</tr>
<tr>
<td>- Native tree species planted on site ( # )</td>
<td></td>
</tr>
<tr>
<td>- Native tree species planted off site ( # )</td>
<td></td>
</tr>
<tr>
<td>Protected/natural park areas added on site (% of total site area: # %)</td>
<td></td>
</tr>
<tr>
<td>Arborist report: Provided with documentation - Diamond Head Report</td>
<td></td>
</tr>
</tbody>
</table>

Score 2/3
## ENVIRONMENTAL SUSTAINABILITY SECTION

How well does the project minimize the demands on the environment?

### Site | Sustainable Landscaping – Habitat

**Performance Measure Description and Scoring**

**EN8** Project preserves, enhances, and/or compensates for site ecology on site (4 points). Off-site compensation may be considered in some cases, in accordance with all other City regulations and supported by staff (3 points).

Compensation in the form of a financial contribution to the City toward approved public restoration, rehabilitation, or enhancement projects may be considered (2 points).

See City of Port Moody Naturescape Policy 13-6410-03.

See also Invasive Plant Council of BC.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Check all that apply:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal of invasive plant species</td>
<td></td>
</tr>
<tr>
<td>Names:</td>
<td></td>
</tr>
<tr>
<td>Possible knotweed. Our landscape team will confirm if there's any in the Spring so it can be spotted. If there is, we will provide a knotweed management plan.</td>
<td></td>
</tr>
<tr>
<td>Native/naturescape landscaping</td>
<td></td>
</tr>
<tr>
<td>Watercourse daylighting</td>
<td></td>
</tr>
<tr>
<td>Riparian area restoration</td>
<td></td>
</tr>
<tr>
<td>Other measures taken to enhance habitat or to compensate for habitat loss:</td>
<td></td>
</tr>
</tbody>
</table>

Project will enhance the area with a courtyard on the second level which will have extensive planters with 47 new trees, shrubs and groundcovers supplementing, enhancing and rehabilitating the current parking centric environment.

Also, streetscape will be greatly enhanced with 7 new trees and shrubs.

Score: 2/4
### ENVIRONMENTAL SUSTAINABILITY SECTION

**How well does the project minimize the demands on the environment?**

**Site | Sustainable Landscaping – Stormwater**

**Performance Measure Description and Scoring**

EN9 Project provides for stormwater retention and evaporation, and groundwater protection in the site stormwater management plan.

**Targets:**

1. Stormwater retained on-site to the same level of annual volume allowable under pre-development conditions.
2. Maximum allowable annual run-off volume is no more than 50% of the total average annual rainfall depth.
3. Remove 80% of total suspended solids based on the post-development imperviousness.

(3 points if all three targets are achieved)

*See link in References to Metro Vancouver’s Stormwater Source Control Guidelines*

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Target(s) reached:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Means of achieving (check all that apply):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✓ Absorbent landscape</td>
<td>✓ Roof downspout disconnection</td>
<td>✓ Infiltration swales and/or trenches</td>
<td>✓ Sub-surface chambers/detention tanks</td>
</tr>
<tr>
<td>✓ Rain gardens with native plantings</td>
<td>✓ Rainwater harvesting</td>
<td>✓ Tree well structures</td>
<td>✓ Green roof/wall</td>
</tr>
<tr>
<td>✓ Water quality structures</td>
<td>✓ Pervious paving</td>
<td>✓ Daylighted streams</td>
<td>✓ Constructed wetlands</td>
</tr>
</tbody>
</table>

☑ Other:  
- catch basin and oil and water separators, preserve green sp.

**Staff Comments**

to be confirmed on final civil and landscape drawings

**References to plans and documents:**

& underground extended detention storage. Landscape Drawings, Stormwater Management Plan. Civil Drawings 18-0811 - SWMP, 18-0811 - SWMP2

**Score** 1/3
## ENVIRONMENTAL SUSTAINABILITY SECTION

**How well does the project minimize the demands on the environment?**

### Site | Sustainable Landscaping – Water Conservation

**Performance Measure Description and Scoring**

EN10 Project reduces potable water use for irrigation.

- 2 points = 5 actions (from “check all that apply” list)
- 1 point = 3 actions (from “check all that apply” list)

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

Check all that apply:

- [x] Drought-tolerant landscaping (xeriscaping) with native species
- [x] Low-maintenance lawn alternatives
- [x] Non-water dependent materials/features for ground cover treatment
- [x] Irrigation system with central control and rain sensors
- [x] Captured rainwater irrigation system, e.g. using cisterns/rain barrels
- [ ] Other:

Plan reference:
Landscape L-1 and L-2, Civil rainwater management report/plan

**Score**: 2/2

---

### Site Context | Ecology

**Performance Measure Description and Scoring**

EN11 Project is sited and designed in order to facilitate and improve wildlife movement and access, particularly within known and suspected habitat corridors.

Ex. Deer, bears, frogs, salmon, etc. (depending on site location).

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

Species supported:
Song birds/birds

Means of supporting:
Trees and shrubs located within planting areas support potential corridor for bird species.

Environmental assessment or site plan reference:
Plan reference: Landscape L-2

**Staff Comments**
There is no known habitat corridor but the landscape plan provides habitat opportunities for birds.

**Score**: 1/2
### Environmental Sustainability Section

**How well does the project minimize the demands on the environment?**

#### Building | Green Building Rating

Performance Measure Description and Scoring

<table>
<thead>
<tr>
<th>EN12</th>
<th>Project will achieve a recognized industry standard for sustainable design.</th>
</tr>
</thead>
</table>

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

- **Built Green Level:**
  - Bronze (2 points)
  - Silver (5 points)
  - Gold (8 points)
  - Platinum (10 points)

- **LEED Level:** Gold
  - Certified (2 points)
  - Silver (5 points)
  - Gold (8 points)
  - Platinum (10 points)

- **Canadian Passive House Institute**: (10 points)

- **Living Future Institute**
  - Living Building Certification (10 points)
  - Petal Certification (10 points)
  - Net Zero Energy Certification (10 points)

- **Other**: Project will be LEED equivalent

**Score**: 8 /10

---

#### Environmental Sustainability Section

**How well does the project minimize the demands on the environment?**

#### Building | Alternative/Renewable Energy

Performance Measure Description and Scoring

<table>
<thead>
<tr>
<th>EN13</th>
<th>Project provides local, low-carbon energy systems, such as geo-exchange, heat recovery ventilation, solar or district energy.</th>
</tr>
</thead>
</table>

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

- **Details:**
  - Heat recovery ventilator in amenity areas.

**Staff Comments**

**Specify % of energy generated:**

**Score**: 1 /4
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Building | Energy Reduction and Indoor Climate
Performance Measure Description and Scoring

ENH4  Building architecture employs passive design strategies appropriate to the local climate to reduce energy use and enhance occupant comfort.
Examples:
• Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
• Limit windows to 50% of any façade, taking into account other livability and aesthetic criteria.
• Use heat-recovery ventilation during heating season only, and design for natural ventilation and cooling by natural ventilation throughout the rest of the year.
• See City of Vancouver Passive Design Toolkit for Large Buildings for other examples.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Key passive design building elements:
Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
Shading of South facade. Balconies and roof overhangs provide shade on East and West facades.
Air tight envelope proposed.
Energy Modelling to achieve desired energy targets.
Low E glazing.

Score 3/3

ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Smart Technology
Performance Measure Description and Scoring

EN15  Project uses smart technology to optimize sustainable use of resources.
Ex. Automated lighting, shading, HVAC, energy/water consumption, security, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:
Led lighting, HRV, Energy Star Appliances, Programmable Thermostat. Lobbies, amenity and garbage spaces will have sensor lighting.

Staff Comments

Score 1.5/2
### ENVIRONMENTAL SUSTAINABILITY SECTION

**How well does the project minimize the demands on the environment?**

<table>
<thead>
<tr>
<th>Site</th>
<th>Sustainable Landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Performance Measure Description and Scoring</strong></td>
<td></td>
</tr>
<tr>
<td>EN16</td>
<td>Project provides or designates space for growing food in private or common areas including on-site composting to support the gardening activities.</td>
</tr>
</tbody>
</table>

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Details:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor deck will incorporate opportunities for growing food as well as a composting area. Additionally, each apartment has a private balcony that could accommodate a 30” x 18” x 18” container for urban gardening.</td>
<td></td>
</tr>
</tbody>
</table>

*Landscape Plan Reference: L-2*

**Score** 2 /2

---

### ENVIRONMENTAL SUSTAINABILITY SECTION

**How well does the project minimize the demands on the environment?**

<table>
<thead>
<tr>
<th>Building Energy Performance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Performance Measure Description and Scoring</strong></td>
</tr>
<tr>
<td>EN17</td>
</tr>
</tbody>
</table>

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>BC Energy Step Code:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier 1 (1 point)</td>
<td></td>
</tr>
<tr>
<td>Tier 2 (2 points)</td>
<td></td>
</tr>
<tr>
<td>Tier 3 (3 points)</td>
<td></td>
</tr>
<tr>
<td>Tier 4 (4 points)</td>
<td></td>
</tr>
</tbody>
</table>

*Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.*

**Score** 2 /4
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Stormwater and Ecology/Water Conservation
Performance Measure Description and Scoring

EN18  Project incorporates landscaped roofs or living walls that also provide food/habitat for native species.
OR
Project includes on-site grey water reuse.
2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports
Details:
Level 2 outdoor amenity area is landscaped and provides habitat for native species (birds), swallow bird boxes will be located at 30ft. apart with a hole entrance of 1 1/8 inches to exclude nonnative species. Additionally, a shallow bird bath fountain will be installed.

Staff Comments

Bonus Score 1/2

ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Environmental Monitoring
Performance Measure Description and Scoring

EN19  Project contracts with an Environmental Monitor(s) to oversee implementation of environmental sustainability measures, i.e. sustainable landscaping measures.
OR
Project employs an energy efficiency consultant.
2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports
Details of Work Overseen/Contribution:
Project will have Maruyama & Associates Landscape Architects to design and oversee landscape as designed.
Project employs David Bell from PGL Environmental Consultants as energy efficiency consultant.

Staff Comments

Bonus Score 2/2
ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment?

Innovation
Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
</table>

| ENVIRONMENTAL SUSTAINABILITY SECTION  How well does the project minimize the demands on the environment? |

Constraints
Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
</table>

Environmental Sustainability Score Summary

Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)

Total Environmental Points Not Applicable
(Total Points for Items Not Relevant to this Application)

Maximum Achievable Score
(Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)

Environmental Pillar Minimum Score
(Sum of Applicable Baseline Items)

Total Points Achieved
(Total Points Achieved for Applicable Items for this Application)

Environmental Pillar Score
(Total Points Achieved/Maximum Achievable Score)

Score

<table>
<thead>
<tr>
<th>57</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>env</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>53</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Env Baseline</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Environmental Pillar Points</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Environmental Points</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>53</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>76</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent</td>
</tr>
</tbody>
</table>
## SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

### Accessibility

**Performance Measure Description and Scoring**

- **S1** For single-storey units in multi-family residential development:
  - (a) a minimum of 40% are adaptable units (2 points) and, of those units,
  - (b) accessible units providing full wheelchair accessibility are provided (2 points).

Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses (2 points).

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of Adaptable Units: 50.42</td>
<td>The number of adaptable units satisfies the Zoning Bylaw requirement.</td>
</tr>
<tr>
<td>Details:</td>
<td></td>
</tr>
</tbody>
</table>

| Number of Accessible Units: TBC | |
| Details: | |

**Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses:**

Retail units and common areas are accessible

Details:

- All common areas will be accessible. Lobby entry/elevators/indoor amenity/accessible washrooms in the amenity area, outdoor amenity area accessible via low profile thresholds. Some of the common area doors will be power operated. CRU bathroom rough-ins will also be accessible. We are also providing 3 additional handicap parking spaces for a total of 7.

Score 3/6
SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Complete Community Design
Performance Measure Description and Scoring

S2 Project design is adapted to minimize shadow or privacy impacts to adjacent buildings.
AND/OR
Project design integrates the results of a viewscape study with respect to water and mountain views.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:
Shadow study has been provided to demonstrate the design's has no impact on neighbouring buildings as well as no impact on buildings beyond the immediate vicinity of the development. Project design integrates the results of viewscape study with respect to water and mountain views.

Plan/document references:

Score 1/1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Diversity of Use
Performance Measure Description and Scoring

S3 Development provides diversification by increasing the mix of uses for the particular site and its neighbourhood.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing use(s):
Automobile Sales/Servicing

Staff Comments

Proposed uses:

<table>
<thead>
<tr>
<th>% Total Floorspace/Site Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>80</td>
</tr>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>13</td>
</tr>
<tr>
<td>Industrial</td>
</tr>
<tr>
<td>0</td>
</tr>
<tr>
<td>Institutional</td>
</tr>
<tr>
<td>0</td>
</tr>
<tr>
<td>Park (Note Type)</td>
</tr>
<tr>
<td>Underground</td>
</tr>
<tr>
<td>Gathering Space</td>
</tr>
<tr>
<td>7</td>
</tr>
</tbody>
</table>

Score 3/3
SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

**Housing Diversity**

Performance Measure Description and Scoring

**S4** Development includes a mix of housing types.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live-work units</td>
<td></td>
</tr>
<tr>
<td>Ground-oriented units</td>
<td>117</td>
</tr>
<tr>
<td>Apartment units</td>
<td>The project includes a wide mix of 1, 2 and 3-bedroom units</td>
</tr>
</tbody>
</table>

Score 2/3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

**Housing Diversity**

Performance Measure Description and Scoring

**S5** Project includes a range of unit sizes for a variety of household types, and the design is flexible to allow for changes, i.e. den can easily become another bedroom.

**Targets:**

- 2-bedroom minimum 25% of units
- 3-bedroom minimum 10% of units

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>% of Units</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bachelor/1-bedroom</td>
<td>68</td>
<td>58.2</td>
</tr>
<tr>
<td>2-bedroom</td>
<td>39</td>
<td>33.3</td>
</tr>
<tr>
<td>3+-bedroom</td>
<td>10</td>
<td>8.5</td>
</tr>
</tbody>
</table>

Flexible design features:

Larger units featuring 3 bedroom can easily be converted into 2 bedroom + den/office

Score 1/3
**SOCIAL SUSTAINABILITY SECTION**

**Housing Affordability**

**Performance Measure Description and Scoring**

56

- Project provides new purpose-built market rental housing (2 points) or affordable market rental housing (3 points) or non-market rental housing (4 points).

OR

- Development contributes to the City's Affordable Housing Reserve Fund in lieu of provision of affordable housing (2 points).

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Types:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project includes 10 rental units including one below-market rent unit</td>
<td>The total affordable housing package is still under consideration</td>
</tr>
</tbody>
</table>

8.5%

Plan reference: 

**Score 2**

---

**SOCIAL SUSTAINABILITY SECTION**

**Amenities**

**Performance Measure Description and Scoring**

57

- Project provides voluntary public amenities.

Examples:

- Child care facility
- Space for growing food
- Child play areas
- Gathering place/space
- Park/greenspace
- Public contribution in lieu (CACs), i.e., school, library, arts, etc.

(S Points = any approved option)

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Details: In lieu contribution</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>no public amenities are provided in the project.</td>
</tr>
<tr>
<td></td>
<td>A portion of the total CAC charge will be directed to general community amenities</td>
</tr>
</tbody>
</table>

Plan reference: 

**Score 2**

---

City of Port Moody
### SOCIAL SUSTAINABILITY SECTION

**How well does the project address community health and wellness?**

#### Amenities

**Performance Measure Description and Scoring**

- **S8** Project provides voluntary private amenities.
  - Examples:
    - Accessible green roof
    - Communal garden
    - Dog runs
    - Play areas
    - Social gathering place

  (1 point per approved amenity item – maximum of 3 points)

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Details: Project will provide 1,845sq.ft of indoor amenity and 3,418sq.ft of outdoor landscaped amenity space that serves as a social gathering place where users will be able to grow food, play, eat, exercise and work.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan reference: Second Floor Plan A-2.30</td>
</tr>
</tbody>
</table>

**Score** 3 / 3

### Inclusive Community

**Performance Measure Description and Scoring**

- **S9** The proposal supports aging-in-place with adult care, assisted living space, and/or independent senior living space.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Details: Units can be used as aging-in-place</th>
</tr>
</thead>
</table>

**Staff Comments**

Depends on the level of accessibility and adaptable features in the units but the opportunity exists for the units to be designed to include aging-in-place features.

**Score** 2 / 4
### SOCIAL SUSTAINABILITY SECTION

**How well does the project address community health and wellness?**

#### Community Building

**Performance Measure Description and Scoring**

S10: Project provides *urban revitalization* by involving land owners and occupants, community groups, and end user groups who may be affected by the proposal in the planning process to identify and showcase Port Moody's unique assets, i.e. goes above and beyond standard notification and consultation.

Examples:
- Host a community-building workshop with the neighbourhood at the time of a project's inception to determine values and identify unique assets to leverage through design.

Staff will advise on notification requirements and appropriate stakeholder consultation.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Please identify stakeholders and explain their involvement:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>We have successfully met with all of the 5 immediate land owners at 3125 St. Johns, 101 Clearview Drive, 175, 171 and 170 Edward Crescent. At our meeting with them, we have explained the whole development process, discussed our common property line as well as listened to their concerns and requests.</td>
<td>These actions were in addition to the Community Information Meeting.</td>
</tr>
</tbody>
</table>

**Identify actions taken in response to stakeholder input:**

Trees on the east side will be retained, new trees and shrubs will be planted between the south retaining wall and property line, and geotechnical inspections will be performed at each of the properties prior to beginning any construction on site.

**Plan references:**

<table>
<thead>
<tr>
<th>Score</th>
<th>3/4</th>
</tr>
</thead>
</table>
### SOCIAL SUSTAINABILITY SECTION

**How well does the project address community health and wellness?**

#### Safety

**Performance Measure Description and Scoring**

**S11** The design of the site incorporates Crime Prevention Through Environmental Design principles (CPTED).

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Please explain:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secure site with controlled points of entry/exit.</td>
<td></td>
</tr>
<tr>
<td>Amenity courtyard is overlooked by approximately 50% of the units and is completely secure.</td>
<td></td>
</tr>
<tr>
<td>Exits discharge to the Street - no hiding places.</td>
<td></td>
</tr>
<tr>
<td>Residential is all above grade.</td>
<td></td>
</tr>
<tr>
<td>Visitor parking/commercial parking contained and separate from residential parking.</td>
<td></td>
</tr>
</tbody>
</table>

Plan references:

| Score | 1/1 |

#### Education and Awareness

**Performance Measure Description and Scoring**

**S12** Project provides education and awareness of the sustainable features of the project for owners/occupants.

**Examples:**

- Document is given to new owners at time of sale, covenant on title, inclusion/protection of features in strata bylaws
- Signage/display/art recognizing design, etc.

**Applicant Explanation and Reference to Plans, Drawings, and Reports**

<table>
<thead>
<tr>
<th>Describe:</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Document will be given to new owners at time of sale</td>
<td></td>
</tr>
</tbody>
</table>

| Score | 1/1 |
SOCIAL SUSTAINABILITY SECTION
How well does the project address community health and wellness?

Innovation
Performance Measure Description and Scoring

S13 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Staff Comments
Comment provided by applicant:
No restriction on the rental of strata units, a locals first marketing program, the inclusion of 10 rental homes for 10 years and one rental unit rented at a 10% discount below market rates secured by covenant.

Social Sustainability Score Summary

<table>
<thead>
<tr>
<th>Total Social Pillar Points (Total Points Available – Not Including Bonus Points)</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)</td>
<td>38</td>
</tr>
<tr>
<td>Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)</td>
<td>63</td>
</tr>
<tr>
<td>Social Pillar Minimum Score (Sum of Applicable Baseline Items)</td>
<td>4</td>
</tr>
<tr>
<td>Total Points Achieved (Total Points Achieved for Applicable Items for this Application)</td>
<td>24</td>
</tr>
<tr>
<td>Social Pillar Score (Total Points Achieved/Maximum Achievable Score)</td>
<td>38</td>
</tr>
</tbody>
</table>

City of Port Moody

Sustainability Report Card - Mixed Use
### Project Report Card Summary

**FOR CITY USE ONLY – TO BE FILLED OUT BY THE PLANNER**

<table>
<thead>
<tr>
<th>Project Address/Name:</th>
<th>File No:</th>
</tr>
</thead>
</table>

### PROJECT SCORE SUMMARY

<table>
<thead>
<tr>
<th>Cultural</th>
<th>Economic</th>
<th>Environmental</th>
<th>Social</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>16</td>
<td>57</td>
<td>38</td>
</tr>
</tbody>
</table>

- **Total Pillar Points Available**: 12, 3, 4, 0
- **Sum Of Items Not Applicable**: 11, 13, 53, 38
- **Maximum Achievable Score**: (Total Pillar Points – Sum of Items N/A)
- **Minimum Score**: (Sum of Applicable Baseline Items)
- **Missed Points**: (Sum of Applicable Items Not Achieved)

- **TOTAL PILLAR SCORE ACHIEVED**: (Total Points Achieved out of Applicable Items)

### OVERALL SUSTAINABILITY SCORE

<table>
<thead>
<tr>
<th>Cultural</th>
<th>Economic</th>
<th>Environmental</th>
<th>Social</th>
</tr>
</thead>
<tbody>
<tr>
<td>54.5 %</td>
<td>54 %</td>
<td>78 %</td>
<td>83 %</td>
</tr>
</tbody>
</table>

### SUSTAINABILITY HIGHLIGHTS

- **Priority Items (Score ≥3) Achieved and Confirmed Innovations**
  - Cultural
    - Cash-in-lieu for public art or art installation
  - Economic
    - Residential use will support local commercial uses and add to the commercial base
  - Environmental
    - Energy performance (low impact lighting, bird habitat)
  - Social
    - On-site social amenity spaces

- **Priority Items (Score ≥3) Missed and Confirmed Constraints**
  - Cultural
    - No heritage implications
  - Economic
    - No ESA implications
  - Social
    - Could include additional three bed units

---

City of Port Moody
**Accessible housing** – Housing designed and constructed to be universally accessible to people of diverse ages and abilities.

**Adaptable unit** – A dwelling unit that provides flexible design features that meet BC Building Code minimum requirements; it can be adapted to meet the changing needs of any occupant for reasons of disability, lack of stamina, and progressing through different life stages to support independent living.

**Accessible housing/unit** – Housing with fixed design features to enable independent living for persons with disabilities, such as those in wheelchairs.

**Affordable market housing** – Housing that is affordable to moderate income households achieved through tenure, location, reduced parking, modesty in unit size, level of finishing, and design and durability over time as the buildings age.

**BC Energy Step Code** – BC Energy Step Code is a voluntary roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings.

**Beautification** – The process of making visual improvements appropriate to a specific place, including but not limited to building facades, landscaping, decorative or historic-style street elements, selection of paving/fencing materials and their treatment, etc. Improvements contribute to Port Moody’s reputation as City of the Arts in a sustainable manner.

**Brownfield** – A term used in urban planning to describe land previously used for industrial purposes or some commercial uses where the expansion, redevelopment, or reuse of the property may be complicated by the potential presence of a hazardous substance, pollutant, or contaminant.

**Car/Bike share network** – Arrangements between two or more persons to share the use of a vehicle or bicycle for a specified cost and period of time.

**Character-defining elements** – The materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value.

**Crime Prevention Through Environmental Design (CPTED)** – The design and effective use of the built environment to reduce the incidence of crime and improve the quality of life.

**District energy systems** – A system that uses renewable energy to pipe energy to buildings within a specified area for space heating, hot water, and air conditioning.

**Ecological inventory** – An inventory that identifies the ecological values in a natural habitat, and is usually the first step in an environmental impact assessment.

**Electric vehicle (EV)** – An automobile that uses one or more electric motors or traction motors for propulsion. An electric vehicle may be powered through a collector system by electricity from off-vehicle sources, or may be self-contained with a battery or generator to convert fuel to electricity.

**Environmentally Sensitive Areas** – Land designated as areas that need special protection because of its environmental attributes, such as rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Refer to Map 13 of CCP.
Report Card Glossary – continued

**Greenfield** – Undeveloped land in a city or rural area either used for agriculture or landscape design, or left to evolve naturally. These areas of land are usually agricultural or amenity properties being considered for urban development.

**Greyfield** – Economically obsolescent, out-dated, declining, and/or underutilized land, often with the presence of abundant surface parking.

**Greywater** – Wastewater from lavatories, showers, sinks, and washing machines that do not contain food wastes and that can be reused for purposes such as irrigation or flushing toilets.

**Habitat corridor** – Habitat areas, generally consisting of native vegetation, linking with larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes, providing food, and allowing for the movement of animals and the continuation of viable populations.

**Heat island effect** – Heat islands form as vegetation is replaced by hard surfaces to accommodate growing populations. These surfaces absorb, rather than reflect, the sun’s heat, causing surface temperatures and overall ambient temperatures to rise.

**Heritage rehabilitation** – The action or process of making possible a continuing or compatible contemporary use of a historic place through repair, alterations, and/or additions while protecting its heritage value.

**Heritage restoration** – Returning a historic place back to how it looked at any time in its past.

**Invasive plant species** – An invasive plant is a non-native species whose interaction causes economic harm, harm to human health, and/or environmental harm.

**Light pollution** – Brightening of the night sky caused by street lights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

**Market rental housing** – Private, market rental rate housing units.

**Naturescape planting** – Landscaping with species that are naturally adapted to local climate, soils, predators, pollinators, and disease and, once established, require minimal maintenance.

**Non-market rental housing** – Subsidized rental housing for those unable to pay market-level rents including, but not limited to, public housing owned and operated by government agencies, non-profit housing owned and operated by public and private non-profit groups, and co-operative housing owned and managed by co-operative associations of the residents.

**On-site power generation** – The ability to generate power without transporting it from its source to where it can be utilized.

**On-site renewable energy generation** – The generation of naturally replenished sources of energy, such as solar, wind power, falling water, and geothermal energy.

**Passive design** – An approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort.

**Public space** – A social space that is generally open and accessible to people.
**Report Card Glossary – continued**

**R-2000-Certified New Home** – Best-in-class, energy-efficient homes with even higher levels of energy efficiency than ENERGY STAR-qualified new homes, as well as clean air and environmental features.

**Smart technology** – Technologies that allow sensors, databases, and/or wireless access to collaboratively sense, adapt to, and provide for users within the environment.

**Statement of significance** – The first essential step in any conservation project, which involves identifying and describing the character-defining elements; it is important in defining the overall heritage value of the historic place. Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (see Resources glossary).

**Streetscape** – The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces that combine to form the street's character.

**Storm water management plan** – The management of water occurring as a result of development or precipitation that flows over the surface into a sewer system.

**Transit oriented development (TOD)** – A mixed-use residential and commercial area designed to maximize access to public transportation; it often incorporates features to encourage transit ridership. A TOD neighbourhood typically has a centre with a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the centre. TODs generally are located within a radius of 400 to 800 metres from a transit stop, as this is considered to be an appropriate distance for walkability.

**Universal access** – This term refers to broad-spectrum ideas meant to produce buildings, products, and environments that are inherently accessible to both people without disabilities and people with disabilities.

**Urban infill** – An urban planning term that refers to new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

**Urban forest** – The total collection of trees and associated plants growing in a city or town. It includes trees in parks and yards, along roadways and paths, and in other areas, both on public and private lands.

**Urban vitalization** – The urban planning process of rehabilitating a place or "taking a place to a higher level" using a community-building process (early stage community involvement) to define the key characteristics that make a place unique or special; and applying the concepts of urban conservation to leverage a community's assets, most often in accordance with approved City plans.

**Viewscape** – The natural and built environment that is visible from a viewing point.

**Walkability** – The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying, or spending time in an area; improvements in walkability lead to health, economic, and environmental benefits.

**Xeriscaping** – This term refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. Xeriscaping refers to a method of landscape design that minimizes water use.
**Resources**

[affiles.org](affiles.org)

BC Climate Exchange  
[bcclimateexchange.ca](bcclimateexchange.ca)

**BC Energy Step Code Technical Requirements**  
[bclaws.ca](bclaws.ca)

Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia  
[env.gov.bc.ca](env.gov.bc.ca)

Bird-Friendly Development Guidelines – City of Toronto  
[toronto.ca/lighthous/guidelines](toronto.ca/lighthous/guidelines)

Canada Green Building Council  
[caabc.ca](caabc.ca)

City of Port Moody: Official Community Plan (2014)  
[portmoody.ca]

Stream and Drainage System Protection Bylaw No. 2470  
[portmoody.ca]

City of Port Moody Waste Management Bylaw No. 2822  
[portmoody.ca]

City of Vancouver Passive Design Toolkit for Large Buildings  
[vancouver.ca]

Community Green Ways Linking Communities to Country and People to Nature  
[evergreen.ca](evergreen.ca)

Design Centre for CPTED (Crime Prevention Through Environmental Design)  
[designcentreforcpted.org](designcentreforcpted.org)

Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia  
[env.gov.bc.ca/wld/documents/hmnp/devwithcare/](env.gov.bc.ca/wld/documents/hmnp/devwithcare/)

EnerGuide Rating System  
[nrcan.gc.ca/energy/efficiency/housing/new-homes/5035](nrcan.gc.ca/energy/efficiency/housing/new-homes/5035)

Environmentally Sensitive Areas, Best Practices  
[env.gov.bc.ca](env.gov.bc.ca)
Resources – continued

Examples of Good Public Art
City of Port Moody Public Art

Fatal Light Awareness Program (FLAP)
flap.org

Invasive Species Council of Metro Vancouver
iscmv.ca

International Dark Sky Association
darksky.org

Metro Vancouver’s DLC Waste Management Toolkit
metrovancouver.org

Metro Vancouver Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments
metrovancouver.org/services

Metro Vancouver’s Stormwater Source Control Guideline
metrovancouver.org/services

Naturescape BC
naturescapebc.ca

Project for Public Spaces
pps.org

Riparian Areas Regulation Assessment Methods
gov.bc.ca

Standards and Best Management Practices for Instream Works
env.gov.bc.ca

Standards and Guidelines for the Conservation of Historic Places in Canada
historicplaces.ca

Stream Stewardship: A Guide for Planners and Developers
stewardshipcentrebc.ca

Translink: Transit Oriented Communities
translink.ca/transit-oriented-communities

Vancouver Bird Strategy – City of Vancouver (2015)
vancouver.ca
Bylaw No. 3201

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey, mixed commercial/residential project.

The Council of the City of Port Moody enacts as follows:

1. Citation
   1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street)".

2. Amendments
   2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Auto Sale and Service Zone (C5) to Comprehensive Development Zone 76 (CD 76):

   LOT 1, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP52207;
   PID: 029-356-172; and

   LOT 170, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53829;
   PID: 005-183-391

   as shown on the attached map.

   2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section 182:

   182 Comprehensive Development Zone 76 (CD76)

   182.1 Intent
   The intent of this zone is to facilitate the development of a six-storey, mixed commercial/residential project.
182.2 **Permitted Uses**

1. Multiple-Family Residential Use;
2. Commercial Use, including:
   (i) Artist Studio – Type B;
   (ii) Child Care (Group);
   (iii) Office;
   (iv) Personal Service;
   (v) Retail;
   (vi) Retail Food Service;
3. Accessory Home Occupation – Type A; and

182.3 **Lot Coverage**

The maximum permitted lot coverage is 89%.

182.4 **Residential Density**

No more than 117 residential dwelling units shall be permitted.

182.5 **Floor Area Ratio (FAR)**

The maximum permitted gross FAR is 2.80.

182.6 **Building Height**

21m as measured from average grade to the top of the elevator shaft/mechanical room and not more than six storeys, excluding the roof access stair hatches.

182.7 **Setbacks**

The building shall be set back in accordance with the following:

   (i) North – 1.45m (4.75ft);
   (ii) East – 6.4m (21ft);
   (iii) South – 6.55m (21.5ft);
   (iv) West – 4.5m (14.75ft).

182.8 **Parking, Loading, and Bicycle Parking**

Notwithstanding the regulations in sections 6.3.2, 6.4.1, 6.9, and 6.10.3, the following minimum parking, loading, and bicycle parking regulations will apply:

a. a minimum of 136 resident parking spaces are required;
b. a minimum of 25 commercial parking spaces are required;
c. a minimum of 23 designated visitor parking spaces are required;
d. a minimum of 7 handicapped parking spaces are required;
e. a maximum of 25% of the total parking spaces may be small car spaces;
f. a minimum of 2 loading spaces are required; and
   g. a minimum of 192 residential and commercial bicycle parking spaces are required.

3. **Attachments and Schedules**

3.1 Location Map.
4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2019.

Read a second time this ___ day of _____, 2019.

Read a third time this ___ day of _____, 2019.

Adopted this ___ day of _____, 2019.

____________________________________  ______________________________________

Acting Mayor                          D. Shermer

Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3201 of the City of Port Moody.

____________________________________

Dorothy Shermer

Corporate Officer
CERTIFIED TRUE COPY OF MAP REFERRED TO IN SECTION 2 OF BYLAW NO. 3201

CITY CLERK

LOCATION MAP

REZONE FROM C5 TO CD76

SUBJECT PROPERTY

Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street)
EDMS#468731