City of Port Moody
Regular Council
Agenda

April 14, 2026
7:00 pm
Council Chambers
100 Newport Drive, Port Moody

Pages

1. Call to Order

You can watch the livestream of this meeting here or join the webinar here.

This meeting is open to the public for in-person attendance in Council Chambers at 100 Newport Drive, Port Moody.

2. Territorial Land Acknowledgement

The City of Port Moody carries out our business on the ancestral and unceded homelands of the kʷikʷəƛ̓əm (Kwikwetlem), səlilwətaɬ (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), qʔic̓əy̓ (Katzie), q'ʷa:n̓ ƛ̓ən̓ (Kwantlen), qiqéyt (Qayqayt), and Stó:lō (Sto:lo) Peoples, and extends appreciation for the opportunity to work on this territory.

3. Adoption of the Agenda

3.1 Agenda

Recommendation(s):

THAT the agenda of the Regular Council meeting of Tuesday, April 14, 2026, be adopted as circulated.

4. General Matters

4.1 Art at Council

Verbal Report: Councillor Kyla Knowles, Chair, Arts, Culture, and Heritage Committee

4.2 Delegation – Inlet Music Series Team 8

Presentation: Darlene Cooper and Bill Sample

The following response options are available for Council consideration:

1. THAT the delegation be received for information and the delegates thanked for their presentation.

2. THAT the delegation request be placed on a subsequent Council agenda for consideration.

3. THAT the delegation request be considered immediately.

4.3 Delegation – New Westminster & District Labour Council 9

Presentation: Suzanne Doyon

Note: The City of Port Moody already recognizes National Day of Mourning each year on April 28.

Recommendation(s):

THAT the delegation request be considered immediately.

Recommendation(s):

THAT Council observe one minute of silence in the Council Chambers at the beginning of the April 28, 2026, Regular Council meeting in recognition of Day of Mourning for Workers Killed and Injured on the Job.

5. Public Input

Please go to the Council Meetings page for information on how to participate.

As a reminder to members of the public, while we encourage civic engagement and welcome your participation in the public portion of our meeting, there are expectations regarding appropriate conduct and decorum at Council meetings. We ask all members of the public to ensure that matters raised with Council are constructively focused on issues and not individuals and that any engagement with or about City staff or Council is addressed in a manner that is consistent with these expectations so that we can all engage in this space in a manner that is respectful and constructive, and abides by the City's Respectful Communications Policy and Respectful Workplace Policy.

5.1 Verbal Submissions:

Members of the public wishing to address Council during the Public Input period will be allowed two minutes to speak.

5.2 Written Submissions:

Written Public Input submissions will be provided on-table in accordance with Corporate Policy – 01-0550-2023-01 – Public Input – Written.

Recommendation(s):

THAT Written Public Input submissions provided in the on-table package dated Tuesday, April 14, 2026, be received for information.

6. Adoption of Minutes

6.1 Minutes 11

Recommendation(s):

THAT the minutes of the following meetings be adopted:

- Special Council (to Close) – February 24, 2026;
- Special Council (to Close) – March 10, 2026;
- Regular Council – March 10, 2026; and
- Special Council (to Close) – March 31, 2026.

7. Consent Agenda

Note: Council may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request that an item be removed from the Consent Agenda and placed in section 8 for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

Recommendation(s):

THAT the recommendations contained in the following items on the April 14, 2026, Regular Council Consent Agenda be approved:

- 7.1 – Adoption – Records Management Bylaw, 2026, No. 3526;
- 7.2 – Section 219 Covenant Discharge – 112 James Road – REZ00028-DP000049; and
- 7.3 – Union of BC Municipalities Membership Renewal 2026.

7.1 Adoption – Records Management Bylaw, 2026, No. 3526 28

Memo: Legislative Services Division

Bylaw No. 3526, a bylaw to authorize the records management system of the City of Port Moody.

Recommendation(s):

THAT City of Port Moody Records Management Bylaw, 2026, No. 3526 be now adopted as recommended in the memo dated April 14, 2026, from the Legislative Services Division regarding Adoption – Records Management Bylaw, 2026, No. 3526.

7.2 Section 219 Covenant Discharge – 112 James Road – REZ00028-DP000049 64

Memo: Community Development Department – Development Planning Division

Recommendation(s):

THAT Council discharge Section 219 Covenant No. BP84434, as recommended in the memo dated April 14, 2026, from the Community Development Department – Development Planning Division regarding Section 219 Covenant Discharge – 112 James Road – REZ00028- DP000049;

AND THAT the Mayor and Corporate Officer be authorized to execute the associated necessary legal documents.

7.3 Union of BC Municipalities Membership Renewal 2026 319

Memo: Executive Assistant to Mayor and Council

Recommendation(s):

THAT the City of Port Moody renew its membership in the Union of BC Municipalities (UBCM) and remit the 2026 annual UBCM dues of $16,269.38 as recommended in the memo dated April 14, 2026, from the Executive Assistant to Mayor and Council regarding Union of BC Municipalities Membership Renewal 2026.

8. Items Removed from the Consent Agenda

9. Legislative Matters

10. Unfinished Business

11. New Business

11.1 Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem) 322

Presentation: Development Planning Division

Report: Community Development Department – Development Planning Division

Bylaw No. 3525 (first reading to be rescinded and bylaw abandoned)*, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of one Lot in the Moody Centre Transit-Oriented Development (TOD) Area from General Commercial (C3) to Comprehensive Development Zone 99 (CD99) to allow for the development of a high-density mixed-use project.*

Bylaw No. 3538, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of one Lot in the Moody Centre Transit-Oriented Development (TOD) Area from General Commercial (C3) to Comprehensive Development Zone 99 (CD99) to allow for the development of a high-density mixed-use project.

Recommendation(s):

THAT first reading of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be rescinded and the draft bylaw abandoned;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99) be read a first, second, and third time as recommended in the report dated April 14, 2026, from the Community Development Department – Development Planning Division regarding Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem);

AND THAT Council endorse the draft term sheet, included as Attachment 9, which will form the basis for a development agreement setting out the applicant's obligations as part of the redevelopment of the subject lands, including the details of public amenity contributions and timing.

11.2 Update on the Arts and Business Initiative

464

Presentation: Elizabeth Keurvorst, Creative City Consulting

Report: Community Development Department – Economic Development Office

Recommendation(s):

THAT the report dated April 14, 2026, from the Community Development Department – Economic Development Office regarding Arts and Business Initiative Update and related presentation be received for information.

12. Other Business

12.1 Commemorative Lighting Request – Elizabeth Fry Society of Greater Vancouver

486

Lighting Request: Braydon Chapelas, Manager of Marketing and Communications, Elizabeth Fry Society

Note: Per Corporate Policy – 01-0630-2025-01 – Commemorative Lighting Requests, non-health related lighting requests require Council approval.

The following response options are available for Council consideration:

1. THAT the commemorative lighting request be received for information.

2. THAT the commemorative lighting request be approved as requested and the City Hall theme lighting illuminated Blue on May 8, 2026, in recognition of Elizabeth Fry Week.

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

13.2 Staff Verbal Reports

14. Information Items

14.1 Committees, Commissions, and Boards – Minutes 488

- Parks and Environment Committee – January 14, 2026
- Seniors Focus Committee – February 5, 2026
- IDEA Committee – February 9, 2026
- Youth Focus Committee – February 11, 2026
- Library Board – February 19, 2026

14.2 Lighting Requests Added to the Calendar

The following lighting request was approved for addition to the City's lighting schedule:

- May 16, 2026 – International Celiac Disease Awareness Day – Green
- September 13, 2026 – World Sepsis Day – Pink

14.3 Metro Vancouver Board in Brief 504

- Metro Vancouver Board in Brief, dated February 27, 2026
- Metro Vancouver Board in Brief, dated March 27, 2026

14.4 Council Correspondence 543

Per Corporate Policy – 01-0530-2020-01 – Correspondence on Council Meeting Agendas, the following correspondence items are provided for information:

- Letter dated March 27, 2026, from Beedie Living re project viability impacts of proposed DCC and ACC rates
- Letter dated March 27, 2026, from Wesgroup re report regarding draft DCC and ACC rates
- Letter dated March 30, 2026, from Edgar Development re proposed DCC increases
- Letter dated March 30, 2026, from HAVAN re report regarding draft DCC and ACC rates
- Letter dated March 31, 2026, from AP Group re draft DCC and ACC rates

15. Public Input

Please go to the Council Meetings page for information on how to participate.

As a reminder to members of the public, while we encourage civic engagement and welcome your participation in the public portion of our meeting, there are expectations regarding appropriate conduct and decorum at Council meetings. We ask all members of the public to ensure that matters raised with Council are constructively focused on issues and not individuals and that any engagement with or about City staff or Council is addressed in a manner that is consistent with these expectations so that we can all engage in this space in a manner that is respectful and constructive, and abides by the City's Respectful Communications Policy and Respectful Workplace Policy.

16. Adjournment

Request to Appear as a Delegation

100 Newport Drive, Port Moody, BC, V3H 5C3, Canada
Tel 604.469.4500 • Fax 604.469.4550 • www.portmoody.ca

All information provided on this page, as well as any additional pages submitted, will be included in the agenda or on-table package, which are published and form part of the permanent public record.

Name of Delegation: Inlet Music Series Team

Name of Primary Contact Person: Darlene Cooper

Who will be making the presentation? (maximum 2 people)

Darlene Cooper and Bill Sample

Purpose of Delegation:

To present the success of the first 4 years of the Inlet Theatre Music series and request that the current arrangement of city support (rental fee waived in kind; promote in Newsletter and on City calendar) be extended another 2 years.

Specific Details of Request (if you are requesting something from Council, please include those details:

We are Port Moody residents bringing a high level of musicianship to our city to enhance the culture and we want to partner with the city in doing so - as part of the "City of the arts initiative". We are requesting that the rental fee (approx) $400 per concert) be waived in kind and that the city would supports this series through promotion in City calendar and newsletter for another 2 years. (Season 5 and 6 - 2026-2028)

The music series has added a positive cultural impact to Port Moody (city of the arts). It has been noticed not only in the tri-cities but throughout the Lower Mainland. We are getting patrons from all areas, even as far as Bellingham. The response from the audiences and community has been very positive. We have more than double our subscriptions. Due to the support of the city we have been able to put more money directly into supporting musicians and bringing in a high level of performer. This March we have a 2026 Grammy Nominee performing and we have had numerous Juno nominated and awarded artists.

a) Positive feedback from patrons and artists; loyal patrons
b) Partnerships with local businesses – giving door prizes and discounts
c) Partnership with Summer Sundays – another city supported series
d) A website and newsletter that promotes all live music in Port Moody – a community vision and focus
e) Sponsorship from developers has dried up and we are relying on City support, local grants and patrons to keep bringing in a high calibre of music.
f) Give a financial overview of the last 2 years

Additional Information in Support of Request:

Request to Appear as a Delegation

100 Newport Drive, Port Moody, BC, V3H 5C3, Canada
Tel 604.469.4500 • Fax 604.469.4550 • www.portmoody.ca

All information provided on this page, as well as any additional pages submitted, will be included in the agenda or on-table package, which are published and form part of the permanent public record.

Name of Delegation: New Westminster & District Labour Council

Name of Primary Contact Person: Janet Andrews

Who will be making the presentation? (maximum 2 people)

TBA

Purpose of Delegation:

Day of Mourning - letter attached

Specific Details of Request (if you are requesting something from Council, please include those details:

On behalf of our members, their families and all workers living and/or working in your community, we have four requests of your Council:
- We request you declare April 28th as the official "Day of Mourning for Workers Killed and Injured on the Job".
- We also request that Council observe one minute of silence in the Council Chambers at the evening Council meeting on or before April 28th.
- We thank you for your leadership in your workplace by encouraging your staff to observe one minute of silence at 11: 00a.m. on April 28th.
- Finally, we request an opportunity to appear as a delegation to make a 5-minute presentation at the April 14, 2026, regular Council meeting. A union member residing in the city will be presenting on behalf of the Labour Council. Our presentation will include up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

Additional Information in Support of Request:

NEW WESTMINSTER &
DISTRICT LABOUR COUNCIL

Christy Slusarenko, President
Janet Andrews, Secretary-Treasurer
Chartered By The Canadian Labour Congress

March 13, 2026

Mayor Meghan Lahti, City of Port Moody
100 Newport Drive
Port Moody, BC
V3H 5C3

Dear Mayor Lahti and Members of Council,

The New Westminster & District Labour Council represents over 71,000 affiliated union members in 14 communities in the Lower Mainland.

In 1984 our national organization, the Canadian Labour Congress (CLC), introduced the annual day of remembrance for workers killed and injured on the job. April 28th was chosen because this was the day that the third reading took place for the first comprehensive Workers' Compensation Act (Ontario 1914) in Canada. The "Workers Mourning Day Act" (Bill C223) became law on February 1, 1991, an Act which states "the day of April 28th shall be respected as the day of official recognition". The day of recognition was proclaimed by the government of British Columbia in 1989.

On behalf of our members, their families and all workers living and/or working in your community, we have **four requests of your Council**:

- We request you **declare April 28th** as the official "Day of Mourning for Workers Killed and Injured on the Job".
- We also request that **Council observe one minute of silence** in the Council Chambers at the evening Council meeting on or before April 28th.
- We thank you for your leadership in your workplace by **encouraging your staff to observe one minute of silence at 11:00 a.m. on April 28th.**
- Finally, we request **an opportunity to appear as a delegation** to make a 5-minute presentation at the April 14, 2026, regular Council meeting. A union member residing in the city will be presenting on behalf of the Labour Council. Our presentation will include up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

There will be remembrances across Canada on April 28th for workers who have been killed on the job, and to recognize those who have suffered from workplace injury, accident or disease. Please join us on Tuesday, April 28th at 11 am at Westminster Pier Park in New Westminster as we mourn for those who have died from workplace accidents or disease and recommit ourselves to fight for the living.

Sincerely,

FIPPA s. 22 Personal Privacy

Janet Andrews
Secretary-Treasurer

JA/am
encl: Proclamation Sample

City of Port Moody
Minutes
Special Council (to Close) Meeting

Tuesday, February 24, 2026
at 4:00pm
Brovold Room

Members Present:
**electronic attendance*

Mayor M. Lahti
Councillor S. Agtarap*
Councillor D. Dilworth*
Councillor K. Knowles
Councillor A. Lubik*
Councillor H. Lurbiecki
Councillor C. Morrison

Staff In Attendance:
**electronic attendance*

Anna Mathewson – City Manager
Joji Kumagai – Manager of Economic Development
Stephanie Lam – City Clerk and Manager of Legislative Services
Kim Law – Acting GM of Engineering and Operations
Jeff Moi – General Manager of Engineering and Operations*
Darcey O'Riordan – Fire Chief
Julie Pavey-Tomlinson – General Manager of Community Services
Karen Pighin – Manager of Cultural Services
Paul Rockwood – General Manager of Finance and Technology
Virgelene Rutherford – Director of Human Resources
Suzanne Smith – General Manager of Community Development
Tracey Takahashi – Deputy Corporate Officer
Nathan Taylor – Manager of Recreation
Sandy Tolentino – Project Manager
Kate Zanon – Deputy City Manager

1. Call to Order

Mayor Lahti called the meeting to order at 4:00pm.

2. Territorial Land Acknowledgement

Mayor Lahti provided the territorial land acknowledgement.

3. General Matters

3.1 Adoption of the Agenda

SC(C)26/015
THAT the agenda of the Special Council (to Close) meeting of Tuesday, February 24, 2026, be adopted as circulated.

Moved, seconded, and CARRIED

DRAFT

3.2 Resolution to Exclude the Public

SC(C)26/016
THAT, pursuant to section 90 of the Community Charter*, this Special Meeting of Council be closed to the public as the subject matters being considered relate to the following:*

- *90(1)(a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the municipality;*
- *90(1)(c) – labour relations or other employee relations;*
- *90(1)(e) – the acquisition, disposition, or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *90(1)(i) – the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*
- *90(1)(j) – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the* Freedom of Information and Protection of Privacy Act*;*
- *90(1)(k) – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*
- *90(1)(l) – discussions with municipal officers and employees respecting municipal objectives, measures, and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]; and*
- *90(2)(b) – the consideration of information received and held in confidence relating to negotiations:*
  - *i. between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;*
  - *ii. between the municipality and another local government or between another local government and a third party; or*
  - *iii. between the municipality and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party.*

Moved, seconded, and CARRIED

4. Adoption of Minutes

5. Unfinished Business

6. New Business

6.1 Personal Information

Closed to the public pursuant to section 90(1)(a) of the *Community Charter*.

6.2 FOIPPA Section 21 and Proposed Provision of a Municipal Service

Closed to the public pursuant to sections 90(1)(j) and 90(1)(k) of the *Community Charter*.

DRAFT

6.3 Strategic Planning

Closed to the public pursuant to sections 90(1)(e), 90(1)(i), 90(1)(j), 90(1)(k), 90(1)(l), and 90(2)(b)(iii) of the *Community Charter*.

6.4 Land Disposition and Solicitor-Client Privilege

Closed to the public pursuant to sections 90(1)(e) and 90(1)(i) of the *Community Charter*.

6.5 FOIPPA Section 21 and Proposed Provision of a Municipal Service

Closed to the public pursuant to sections 90(1)(j) and 90(1)(k) of the *Community Charter*.

6.6 Land Disposition

Closed to the public pursuant to section 90(1)(e) of the *Community Charter*.

6.7 Proposed Provision of a Municipal Service and Intergovernmental Negotiations

Closed to the public pursuant to sections 90(1)(k) and 90(2)(b) of the *Community Charter*.

6.8 Personal Information, Employee Relations, and Land Disposition

Closed to the public pursuant to sections 90(1)(a), 90(1)(c), and 90(1)(e) of the *Community Charter*.

6.9 Personal Information and Solicitor-Client Privilege

Closed to the public pursuant to sections 90(1)(a) and 90(1)(i) of the *Community Charter*.

7. Information Items

8. Release of Closed Items

9. Adjournment

Mayor Lahti adjourned the meeting at 9:31pm.

Certified correct on the ____ day of _____, 2026, in accordance with section 148(a) of the *Community Charter*.

_____

M. Lahti, Mayor

_____

S. Lam, City Clerk

DRAFT

City of Port Moody
Minutes
Special Council (to Close) Meeting

Tuesday, March 10, 2026
at 4:30pm
Brovold Room

Members Present: **electronic attendance*	Councillor C. Morrison, Acting Mayor Councillor S. Agtarap Councillor D. Dilworth Councillor K. Knowles Councillor H. Lurbiecki*
Members Absent:	Mayor M. Lahti Councillor A. Lubik
Staff In Attendance:	Anna Mathewson – City Manager Shashi Bandara – Senior Project Engineer Mary De Paoli – Manager of Policy Planning Erin Embley – Director of Environment and Parks Tyson Ganske – Manager of Financial Planning and Deputy CFO Stephanie Lam – City Clerk and Manager of Legislative Services Kim Law – Manager of Project Delivery Services Liam McLellan – Senior Social Planner Jeff Moi – General Manager of Engineering and Operations Darcey O'Riordan – Fire Chief Julie Pavey-Tomlinson – General Manager of Community Services Paul Rockwood – General Manager of Finance and Technology Suzanne Smith – General Manager of Community Development Tracey Takahashi – Deputy Corporate Officer Natasha Vander Wal – Acting Manager of Communications and Engagement Ding Yu – Project Manager, Parks Planning Kate Zanon – Deputy City Manager

1. Call to Order

Acting Mayor Morrison called the meeting to order at 4:00pm.

2. Territorial Land Acknowledgement

Acting Mayor Morrison provided the territorial land acknowledgement.

DRAFT

3. General Matters

3.1 Adoption of the Agenda

SC(C)26/017
THAT the agenda of the Special Council (to Close) meeting of Tuesday, March 10, 2026, be adopted as circulated.

Moved, seconded, and CARRIED

3.2 Resolution to Exclude the Public

SC(C)26/018
THAT, pursuant to section 90 of the Community Charter*, this Special Meeting of Council be closed to the public as the subject matters being considered relate to the following:*

- *90(1)(a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the municipality;*
- *90(1)(c) – labour relations or other employee relations;*
- *90(1)(e) – the acquisition, disposition, or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *90(1)(j) – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the* Freedom of Information and Protection of Privacy Act*;*
- *90(1)(k) – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*
- *90(1)(l) – discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]; and*
- *90(2)(b) – the consideration of information received and held in confidence relating to negotiations:*
  - *i. between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;*
  - *ii. between the municipality and another local government or between another local government and a third party; or*
  - *iii. between the municipality and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party.*

Moved, seconded, and CARRIED

4. Adoption of Minutes

5. Unfinished Business

DRAFT

6. New Business

6.1 Land Disposition, FOIPPA S. 21, Proposed Provision of a Municipal Service, and Municipal Objectives

Closed to the public pursuant to sections 90(1)(e), 90(1)(j), 90(1)(k), and 90(1)(l) of the *Community Charter*.

7. Information Items

7.1 Land Disposition and Proposed Provision of a Municipal Service

Closed to the public pursuant to sections 90(1)(e) and 90(1)(k) of the *Community Charter*.

7.2 Proposed Provision of a Municipal Service and Intergovernmental Negotiations

Closed to the public pursuant to sections 90(1)(k) and 90(2)(b) of the *Community Charter*.

7.3 Personal Information, Employee Relations, and Land Disposition

Closed to the public pursuant to sections 90(1)(a), 90(1)(c), and 90(1)(e) of the *Community Charter*.

8. Release of Closed Items

9. Adjournment

Acting Mayor Morrison adjourned the meeting at 5:53pm.

Certified correct on the ____ day of _____, 2026, in accordance with section 148(a) of the *Community Charter*.

_____

C. Morrison, Acting Mayor

_____

S. Lam, City Clerk

DRAFT

City of Port Moody
Minutes
Regular Council Meeting

March 10, 2026
Council Chambers
at 7:00pm

Members Present: **electronic attendance*	Councillor C. Morrison, Acting Mayor Councillor S. Agtarap Councillor D. Dilworth Councillor K. Knowles Councillor H. Lurbiecki*
Members Absent:	Mayor M. Lahti Councillor A. Lubik
Staff In Attendance:	Anna Mathewson – City Manager Mary De Paoli – Manager of Policy Planning Dave Fleugel – Chief Constable, Port Moody Police Stephanie Lam – City Clerk and Manager of Legislative Services Jeff Moi – General Manager of Engineering and Operations Michael Olubiyi – Manager of Development Planning Darcey O'Riordan – Fire Chief Julie Pavey-Tomlinson – General Manager of Community Services Paul Rockwood – General Manager of Finance and Technology Marc Saunders – Director of Library Services Adam Shroff – Legislative Services Coordinator Suzanne Smith – General Manager of Community Development Tracey Takahashi – Deputy Corporate Officer Kate Zanon – Deputy City Manager

1. Call to Order

Acting Mayor Morrison called the meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

Acting Mayor Morrison provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

RC26/057
THAT the agenda of the Regular Council meeting of March 10, 2026, be adopted as circulated.

Moved, seconded, and CARRIED

DRAFT

4. General Matters

4.1 Art at Council

Verbal Report: Councillor Kyla Knowles, Chair, Arts, Culture, and Heritage Committee

Councillor Knowles introduced the evening's Art at Council, *Kanaka Creek Cedar*, an acrylic and collage on canvas referencing Kanaka Creek in Maple Ridge, by Sherida Charles. It was noted that the Artist studied Fine Arts and holds a Bachelor of Education, and previously taught art in School District No. 43 but now fully focuses on studio practice, exploring the calming influence of nature as a grounding counterpoint to the chaos of unprecedented weather events resulting from global climate change.

The Artist spoke about their work, noting:

- their process in creating their works;
- their inspiration which derives from nature as a place of solace in today's chaotic world; and
- their history with Port Moody.

4.2 Delegation – Request for Municipal Support – Indigenous-Led, Cross-Sectoral Housing Alliance

Presentation: Aboriginal Housing Management Association

- James Bourque, Housing Condition Advisor; and
- Kelly Moon, Manager of Communications and Public Affairs.

The delegation gave a presentation titled "Municipal Collaboration – AHMA's Resolution on Indigenous Housing for UBCM" and referred to slides contained within the on-table package.

RC26/058
THAT the delegation request be considered immediately.
Moved, seconded, and CARRIED

RC26/059
THAT Council send a letter to UBCM in support of the proposed AHMA motion being submitted for consideration at the 2026 UBCM Conference.
Moved, seconded, and CARRIED

5. Public Input

Valerie Simons (Port Moody) expressed support for the library's future, citing the library's role in supporting seniors' needs and accessibility.

Johnathan Scheerer (Port Moody) expressed concern regarding the development contained in Item 7.3, citing the developer's action in cutting down trees contrary to bylaws and asked about consequences for permitting violations.

Russell Kirby (Port Moody) expressed opposition to the development contained in Item 7.3, citing traffic challenges and insufficient parking on Clarence Street and Ioco Road.

Ken Herbert (Port Moody) expressed concern regarding the development contained in Item 7.3, citing the lack of parking and increased traffic in the neighbourhood.

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Vera Lubimova (Port Moody) expressed opposition to the development contained in Item 7.3, citing lack of sustainability, traffic pressure, and parking challenges at the site and noting possible bylaw contraventions related to removal of trees on the site.

Jake Sorenson (Port Moody) expressed concern regarding the development contained in Item 7.3, citing increased traffic pressure, parking challenges, safety risks for children in the area, and use of infrastructure.

Mike Teed (Port Moody) expressed support for the development contained in Item 7.3, citing appropriate scale and location of the site in relation to transit infrastructure.

Lars Vedo (Port Moody) expressed concern regarding the development contained in Item 7.3, citing density, increased traffic, and parking challenges.

RC26/060
THAT Written Public Input submissions provided in the on-table package dated March 10, 2026, be received for information.

Moved, seconded, and CARRIED

6. Adoption of Minutes

6.1 Minutes

RC26/061
THAT the minutes of the following meetings be adopted:

- *Public Hearing – February 3, 2026;*
- *Special Council (with PH) – February 3, 2026; and*
- *Regular Council – February 24, 2026.*

Moved, seconded, and CARRIED

7. Consent Agenda

At the request of Council, the following item was removed from the Consent Agenda for consideration under section 8:

- 7.3 – Rezoning (RS1-S) – 363 Ioco Road (SAJOIQ Investments) – Bylaw No. 3537.

RC26/062
THAT the recommendations contained in the following items on the March 10, 2026, Regular Council Consent Agenda be approved:

- *7.1 – Adoption of Tree Protection Bylaw and Related Amendments to Fees and MTIA Bylaws – No. 3531, No. 3532, and No. 3533;*
- *7.2 – Adoption of Bylaw No. 3535 – DCC Reserve Fund Expenditure for Inlet Park Community Fieldhouse Project;*
- *7.4 – Records Management Bylaw Housekeeping Updates – Bylaw No. 3526;*
- *7.5 – Adoption of OCP and Zoning Amendment Bylaws No. 3330 and No. 3331 and Approval of DP – 1022 Westmount Drive (Yan Building Design Studio Ltd);*
- *7.6 – Request for Comments – Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request;*
- *7.7 – 2025 Budget Carry Forwards;*
- *7.8 – 2025 Projected Surplus Funding Request;*
- *7.9 – Funding of PMPD's Building Security and Accessibility Initiatives; and*
- *7.10 – 2025 Grant Tracking – Final Update.*

Moved, seconded, and CARRIED

DRAFT

7.1 Adoption of Tree Protection Bylaw and Related Amendments to Fees and MTIA Bylaws – No. 3531, No. 3532, and No. 3533

Memo: Legislative Services Division

Bylaw No. 3531, a bylaw to regulate and prohibit the cutting, removal and damage of trees, the issuance of permits and setting of fees, and the requirement for replacement trees and security for their provision and maintenance.

Bylaw No. 3532, a bylaw to update the Fees Bylaw to align with City of Port Moody Tree Protection Bylaw, 2026, No. 3531.

Bylaw No. 3533, a bylaw to update the Municipal Ticket Information Authorization Bylaw to align with City of Port Moody Tree Protection Bylaw, 2026, No. 3531.

RC26/062(7.1)
THAT City of Port Moody Tree Protection Bylaw, 2026, No. 3531 be now adopted as recommended in the memo dated March 10, 2026, from the Legislative Services Division regarding Adoption of Tree Protection Bylaw and Related Amendments to Fees and MTIA Bylaws – No. 3531, No. 3532, and No. 3533;

AND THAT City of Port Moody Fees Bylaw, 2025, No. 3524, Amendment Bylaw No. 1, 2026, No. 3532 (Tree Protection Bylaw) be now adopted;

AND THAT City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 17, 2026, No. 3533 (Tree Protection Bylaw) be now adopted.

7.2 Adoption of Bylaw No. 3535 – DCC Reserve Fund Expenditure for Inlet Park Community Fieldhouse Project

Memo: Legislative Services Division

Bylaw No. 3535, a bylaw to appropriate for expenditure from the Development Cost Charge (DCC) Reserve Fund for the purpose of paying the capital costs of the construction works for the Inlet Park Community Fieldhouse.

RC26/062(7.2)
THAT City of Port Moody Development Cost Charge Reserve Fund Expenditure Bylaw, 2026, No. 3535 (Inlet Park Community Fieldhouse Project) be now adopted as recommended in the memo dated March 10, 2026, from the Legislative Services Division regarding Adoption of Bylaw No. 3535 – DCC Reserve Fund Expenditure for Inlet Park Community Fieldhouse Project.

7.4 Records Management Bylaw Housekeeping Updates – Bylaw No. 3526

Memo: Legislative Services Division

Bylaw No. 3526, a bylaw to authorize the records management system of the City of Port Moody.

RC26/062(7.4)
THAT City of Port Moody Records Management Bylaw, 2026, No. 3526, be read a first, second, and third time as recommended in the memo dated March 10, 2026, from the Legislative Services Division regarding Records Management Bylaw Housekeeping Updates – Bylaw No. 3526.

DRAFT

7.5 Adoption of OCP and Zoning Amendment Bylaws No. 3330 and No. 3331 and Approval of DP – 1022 Westmount Drive (Yan Building Design Studio Ltd)

Memo: Community Development Department – Development Planning Division

Bylaw No. 3330, a bylaw to amend the Official Community Plan in City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the designation of 1022 Westmount Drive from Single Family Low Density to Multi-Family Residential.

Bylaw No. 3331, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to rezone the property at 1022 Westmount Drive from Single Detached Residential (RS1) to Semi-Detached Residential (RT).

RC26/062(7.5)
THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 32, 2021, No. 3330 (1022 Westmount Drive) be now adopted as recommended in the memo dated March 10, 2026, from the Community Development Department – Development Planning Division regarding Adoption of OCP and Zoning Amendment Bylaws No. 3330 and No. 3331 and Approval of DP – 1022 Westmount Drive (Yan Building Design Studio Ltd);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 62, 2021, No. 3331 (1022 Westmount Drive) (RT) be now adopted;

AND THAT Development Permit No. DP000059 be approved for issuance;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

7.6 Request for Comments – Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request

Report: Community Development Department – Policy Planning Division

RC26/062(7.6)
THAT the comments included in report dated March 10, 2026, from the Community Development Department – Policy Planning Division regarding Request for Comments – Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request be forwarded to Metro Vancouver.

7.7 2025 Budget Carry Forwards

Memo: Port Moody Police Board

RC26/062(7.7)
THAT the following Police 2025 Carry Forward Requests be approved as recommended in the memo dated February 3, 2026, from the Port Moody Police Board regarding 2025 Carry Forward Requests:

- *Policy and Internal Audit – $32,700;*
- *Police Board Expenses – $9,500; and*
- *Firearms Accessories – $6,700.*

DRAFT

7.8 2025 Projected Surplus Funding Request

Memo: Port Moody Police Board

RC26/062(7.8)
THAT the following Police 2025 Projected Surplus Funding Request be approved as recommended in the memo dated March 3, 2026, from the Port Moody Police Board regarding 2025 Projected Surplus Funding Request:

- *Contribution to Major Incident Reserve – $150,000.*

7.9 Funding of PMPD's Building Security and Accessibility Initiatives

Memo: Port Moody Police Board

RC26/062(7.9)
THAT the following Police funding request be approved as recommended in the memo dated March 3, 2026, from the Port Moody Police Board regarding Funding of PMPD's Building Security and Accessibility Initiatives:

- *Funding of PMPD's building security and accessibility initiatives – $250,000*

7.10 2025 Grant Tracking – Final Update

Memo: Finance and Technology Department – Financial Services Division

RC26/062(7.10)
THAT the memo dated March 10, 2026, from the Finance and Technology Department – Financial Services Division regarding 2025 Grant Tracking – Final Update be received for information.

8. Items Removed from the Consent Agenda

8.7.3 Rezoning (RS1-S) – 363 Ioco Road (SAJOIQ Investments) – Bylaw No. 3537

Report: Community Development Department – Development Planning Division

Bylaw No. 3537, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 363 Ioco Road.

RC26/063
THAT this application be referred back to staff to work with the applicant on revisions to address parking requirements.

Moved, seconded, and DEFEATED
(Voting against: Councillors Agtarap, Dilworth, Morrison, and Knowles)

RC26/064
THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 114, 2026, No. 3537 (363 Ioco Road) (RS1-S) be read a first, second, and third time as recommended in the report dated March 10, 2026, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 363 Ioco Road – (SAJOIQ Investments Ltd) – Bylaw No. 3537;

AND THAT Bylaw No. 3537 not be referred to a Public Hearing.

Moved, seconded, and CARRIED

DRAFT

9. Legislative Matters

10. Unfinished Business

11. New Business

11.1 2025 Port Moody Fire Rescue Community Report

Presentation and Report: Fire Chief

The Fire Chief gave a presentation titled “2025 Fire Rescue Community Report” and referred to slides contained within the on-table package.

RC26/065
THAT the report dated March 10, 2026, from the Fire Chief regarding Port Moody Fire Rescue Community Report be received for information.

Moved, seconded, and CARRIED

12. Other Business

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

Councillor Knowles reported on:

- S.H.A.R.E Gala; and
- Creators of Port Moody event.

Councillor Lurbiecki reported on:

- parking and transit access.

Councillor Lurbiecki delivered the following notice of motion:

THAT as part of ongoing work on exploring parking management approaches staff include consideration of the feasibility of:

- the partial closure of Knowle Street, on either a temporary or permanent basis, for uses such as for additional parking, community events such as the Farmer’s Market, and/or outdoor recreation;
- reconfiguration of the existing recreation complex parking to better meet current demand; and
- any other staff suggestions on more efficient use of City land and assets around the City Hall precinct to better meet community needs.

Acting Mayor Morrison reported on:

- Polar Plunge; and
- snow clearing efforts.

13.2 Staff Verbal Reports

The City Manager reported on:

- mail-out regarding new Tree Adoption Bylaw; and
- Mayor’s Youth Summit.

DRAFT

14. Information Items

14.1 Committees, Commissions, and Boards – Minutes

- Library Board – January 15, 2026
- Seniors Focus Committee – January 15, 2026
- Transportation Committee – January 21, 2026
- Climate Action Committee – January 26, 2026

14.2 Lighting Requests Added to the Calendar

The following lighting request was approved for addition to the City's lighting schedule:

- April 7, 2026 – Green Shirt Day – Green
- April 11, 2026 – World Parkinson's Day – Medium Blue
- June 2, 2026 – National Deafblind Awareness Month – Blue

14.3 Council Correspondence

- Email dated February 18, 2026, from C. Parr-Pearson re Request for Staff Inquiry Regarding Provincial Bear Smart Program Status

RC26/066
THAT consideration of a motion arising from the email dated February 18, 2026, from C. Parr-Pearson regarding Request for Staff Inquiry Regarding Provincial Bear Smart Program Status be added to the agenda.

Moved, seconded, and CARRIED

RC26/067
THAT the Mayor be authorized to send a letter to the Province to request written clarification on:

- *the current provincial oversight and funding structure for the Bear Smart Community Program following its transition from the BC Conservation Officer Service to the Ministry of Water, Land and Resource Stewardship;*
- *the status of provincial review, audit, or renewal processes affecting communities with upcoming deadlines; and*
- *confirmation that the City of Port Moody's Bear Smart designation remains active and recognized.*

Moved, seconded, and CARRIED

14.4 UDI-City of Port Moody Liaison Committee Meeting Summaries

- April 9, 2025
- June 18, 2025
- October 30, 2025

15. Public Input

There was no public input.

DRAFT

16. Adjournment

Acting Mayor Morrison adjourned the meeting at 8:52pm.

Certified correct on the ____ day of _____, 2026, in accordance with section 148(a) of the *Community Charter*.

_____

C. Morrison, Acting Mayor

_____

S. Lam, City Clerk

DRAFT

City of Port Moody

Minutes

Special Council (to Close) Meeting

Tuesday, March 31, 2026
at 4:08pm
Zoom/Parkview Room

Members Present:	Mayor M. Lahti Councillor S. Agtarap Councillor D. Dilworth Councillor A. Lubik Councillor C. Morrison
Members Absent:	Councillor K. Knowles Councillor H. Lurbiecki
Staff In Attendance:	Anna Mathewson – City Manager Stephanie Lam – Corporate Officer and Manager of Legislative Services
Also In Attendance:	Don Lidstone, City Solicitor

1. Call to Order

Mayor Lahti called the meeting to order at 4:08pm.

2. Territorial Land Acknowledgement

Mayor Lahti provided the territorial land acknowledgement.

3. General Matters

3.1 Adoption of the Agenda

SC(C)26/019
THAT the agenda of the Special Council (to Close) meeting of Tuesday, March 31, 2026, be adopted as circulated.

Moved, seconded, and CARRIED

3.2 Resolution to Exclude the Public

SC(C)26/020
THAT, pursuant to section 90 of the Community Charter, this Special Meeting of Council be closed to the public as the subject matters being considered relate to the following:

- *90(1)(a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the municipality; and*

DRAFT

- *90(1)(i) – the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

Moved, seconded, and CARRIED

4. New Business

4.1 Personal Information and Solicitor-Client Privilege

Closed to the public pursuant to sections 90(1)(a) and 90(1)(i) of the *Community Charter*.

4.2 Personal Information and Solicitor-Client Privilege

Closed to the public pursuant to sections 90(1)(a) and 90(1)(i) of the *Community Charter*.

5. Release of Closed Items

6. Adjournment

Mayor Lahti adjourned the meeting at 5:36pm.

Certified correct on the ____ day of _____, 2026, in accordance with section 148(a) of the *Community Charter*.

_____

M. Lahti, Mayor

_____

S. Lam, Corporate Officer

DRAFT

Memorandum

Date: April 14, 2026
Submitted by: Legislative Services Division
Subject: Adoption – Records Management Bylaw, 2026, No. 3526

At the Regular Council meeting held on March 10, 2026, Council considered a memo from the Legislative Services Division regarding Records Management Bylaw Housekeeping Updates – Bylaw No. 3526 (**Attachment 1**) and passed the following resolution:

> *RC26/062(7.4)*
> THAT City of Port Moody Records Management Bylaw, 2026, No. 3526, be read a first, second, and third time as recommended in the memo dated March 10, 2026, from the Legislative Services Division regarding Records Management Bylaw Housekeeping Updates – Bylaw No. 3526.

Draft City of Port Moody Records Management Bylaw, 2026, No. 3526 (**Attachment 2**)—a bylaw to authorize the records management system of the City of Port Moody—will be before Council at the April 14, 2026, Regular Council meeting for consideration of adoption.

As noted in the March 10, 2026, memo, to support the administration of the Records Management System as outlined in Bylaw No. 3526, a new Records Management Administrative Policy approved by the City Manager will establish the operational framework which ensures the compliant management of the City's records.

The recommended resolution is:

> **THAT City of Port Moody Records Management Bylaw, 2026, No. 3526 be now adopted as recommended in the memo dated April 14, 2026, from the Legislative Services Division regarding Adoption – Records Management Bylaw, 2026, No. 3526.**

Attachment(s)

1. Memo considered at the March 10, 2026, Regular Council meeting – Records Management Bylaw.
2. Draft City of Port Moody Records Management Bylaw, 2026, No. 3526.

Report Approval Details

Document Title:	Adoption – Records Management Bylaw, 2026, No. 3526.docx
Attachments:	- Attachment 1 - Memo considered at the Mar 10, 2026, RC meeting - Records Management Bylaw.pdf - Attachment 2 - Draft City of Port Moody Records Management Bylaw, 2026, No. 3526.pdf
Final Approval Date:	Apr 7, 2026

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Corporate Services - Apr 7, 2026

Anna Mathewson, City Manager - Apr 7, 2026

Memorandum

Date: March 10, 2026
Submitted by: Legislative Services Division
Subject: Records Management Bylaw Housekeeping Updates – Bylaw No. 3526

The purpose of this memo is to introduce the draft Records Management Bylaw No. 3526 (**Attachment 1**) and outline why an updated bylaw is needed at this time. The proposed Bylaw No. 3526 replaces the City's existing Records Retention and Scheduling Bylaw, No. 2741, which is outdated and no longer reflects current legislative requirements or best practices for managing municipal records. The current consolidated bylaw is included as **Attachment 2.**

Records are one of the municipality's most important assets. They support transparency, accountability, effective decision making, and they ensure the organization can meet its legal obligations under the *Community Charter*, the *Freedom of Information and Protection of Privacy Act* (FOIPPA), and other applicable legislation. Under the *Charter*, the overall responsibility to maintain corporate records fall under the Corporate Officer.

Bylaw No. 2741 has been in effect since 2008, with subsequent amendments made to date. Over the years records management practices have evolved due to a variety of factors (e.g.: technology). Digital records have become the primary format for most municipal business, requiring new standards for security, storage, and retrieval. FOIPPA amendments have strengthened requirements around privacy protection, access to information, and the secure handling of personal information. The City's internal records program has grown and matured, and staff now require updated authorities and procedures to ensure consistent and defensible records practices across departments.

Proposed Bylaw No. 3526 modernizes the City's framework for how records are created, stored, protected, accessed, and disposed/ archived. Key improvements include clarity in the roles and responsibilities, including authority for digital records management. It also includes a definition of records that aligns with and strengthens the City's ability to respond to FOIPPA requests. Overall, the proposed bylaw provides a modern, clear, and practical framework that supports good governance and responsible stewardship of municipal information.

Next Steps

Should Council wish to give three readings to proposed Bylaw No. 3526, a housekeeping policy will be brought forward to ensure operational oversight of the Corporate File Plan remains clear while staff continue to work on the City-wide Records Management renewal project.

In the coming months, staff will be bringing forward new records management governance and policy documents to re-establish the structure, policies, standards and processes for records management, including a new Corporate File Plan (which is currently being worked-on) for all City departments.

The recommended resolutions are:

> **THAT City of Port Moody Records Management Bylaw, 2026, No. 3526, be read a first, second, and third time as recommended in the memo dated March 10, 2026, from the Legislative Services Division regarding Records Management Bylaw Housekeeping Updates – Bylaw No. 3526.**

Attachment(s)

1. Draft City of Port Moody Records Management Bylaw, 2026, No. 3526.
2. Consolidated City of Port Moody Records Retention and Scheduling Bylaw, 2008, No. 2741.

Report Approval Details

Document Title:	Records Management Bylaw Housekeeping Updates – Bylaw No. 3526.docx
Attachments:	- Attachment 1 - Draft City of Port Moody Records Management Bylaw, 2026, No. 3526.pdf - Attachment 2 - Consolidated City of Port Moody Records Retention and Scheduling Bylaw, 2008, No. 2741.pdf
Final Approval Date:	Mar 1, 2026

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Corporate Services - Feb 26, 2026

Paul Rockwood, General Manager of Finance and Technology - Feb 27, 2026

Anna Mathewson, City Manager - Mar 1, 2026

City of Port Moody

Bylaw No. 3526

A Bylaw to authorize the records management system of the City of Port Moody.

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 Records Management Bylaw, 2026, No. 3526”.

2. Repeal

2.1 City of Port Moody Records Retention and Scheduling Bylaw, No. 2741 and all amendments thereto are hereby repealed.

3. Definitions

3.1 In this Bylaw:

“Corporate Officer” means the person designated and authorized to act on behalf of the organization to manage and maintain the records management bylaw, per section 148 of the *Community Charter*.

“Manual” means a manual of policies, processes, and procedures that provides for the management of Records.

“Record” includes books, documents, maps, drawings, photographs, letters, vouchers, papers, and any other thing on which information is recorded or stored by graphic, electronic, mechanical, or other means, but does not include a computer program, or any other mechanism that produces records.

“Records Management System” refers to the structured system used by the City of Port Moody for the administration and control of municipal records of the City of Port Moody, including all states of the records’ lifecycle, from their creation and active use through to their final disposition, in accordance with legislation, policies, and procedures.

4. Authorization

4.1 The Records Management System of the City of Port Moody is hereby established and authorized.

DRAFT

5. Ownership and Compliance

5.1 All Records created, received, or maintained by employees of the City of Port Moody in the course of their duties are deemed to be the property of the City of Port Moody. These Records are subject to the City's Records Management System and must be managed in accordance with the provisions of this bylaw. Compliance with this bylaw is mandatory for all individuals acting on behalf of the City, including employees, management, service providers, and volunteers.

6. Corporate Officer

6.1 The Corporate Officer is responsible for the management and maintenance of the Records Management System. The Corporate Officer is authorized to manage and maintain the Records Management System.

7. Manual of Procedures

7.1 The Corporate Officer is authorized to create and maintain a Manual of procedures for the purpose of managing and maintaining the Records Management System.

7.2 Records of the City of Port Moody are created, accessed, maintained, and disposed of only as provided by the Manual.

7.3 The Manual must provide for management of the records of the City of Port Moody and include provisions regarding:

- the making, receiving and capturing, and organization of Records, including records not authorized for creation;
- the collection of Records (including records not authorized for collection);
- access to Records;
- disclosure and maintenance of Records;
- managing, using, and retention of Records;
- security of Records, including protection;
- storage and preservation of Records;
- disposal of Records, including destruction; and
- any other matter(s) the Corporate Officer authorizes to be included in the Manual.

8. Integrity and Authenticity

8.1 The Records Management System must maintain the integrity and authenticity of Records made or kept in the usual and ordinary course of business.

9. Authorization to Amend Manual

9.1 The Corporate Officer is authorized to amend the Manual.

DRAFT

10. Compliance with Law

10.1 The Records Management System must comply with the Manual, applicable laws, and any provincial, national, or international standards adopted for use and contained in the Manual.

11. Severability

11.1 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 _____, 2026.

Read a second time this ___ day of _____, 2026.

Read a third time this ___ day of _____, 2026.

Adopted this ___ day of _____, 2026.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3526 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

Attachment 1

Considered at the March 10, 2026, Regular Council meeting

Attachment 2

CONSOLIDATED FOR CONVENIENCE

CITY OF PORT MOODY

BYLAW NO. 2741

A bylaw to provide for the retention and destruction of records.

WHEREAS under Section 148 of the Community Charter, the Council shall, by bylaw assign to an officer, responsibility for corporate administration including ensuring that the records of the business of the local government and its committee are maintained and kept safe;

AND WHEREAS Council has enacted Bylaw 2487 assigning the powers, duties and responsibilities for corporate administration to the City Clerk;

AND WHEREAS it is deemed necessary to establish a life cycle for records maintained by the City which specifies the time periods by which records should be maintained in offices, which records should be retained permanently, and which records should be selected for retention in the archives;

AND WHEREAS it is necessary to establish the authority to destroy certain redundant records;

NOW THEREFORE the Council of the City of Port Moody in open meeting assembled enacts as follows:

Title

1. This Bylaw may be cited for all purposes as “City of Port Moody Records Retention and Scheduling Bylaw”, No. 2741.

Repeal

2. Bylaw No. 2591 “Records Retention and Scheduling Bylaw” is hereby repealed.

Definitions

3. In this Bylaw, unless the context otherwise requires:

   (1) “records” mean any hard copy documents made or received and set aside during the course of practical corporate activity, and includes books, maps, drawings, photographs, letters, vouchers, reports, papers and other forms of recorded information;

   (2) “records classification system” means the records classification system and retention schedule prepared under section 4 herein, and as amended from time to time.

Powers, Duties and Responsibilities

4. The City Clerk is hereby authorized to:

   (1) Maintain the city's records classification system and retention schedule for the City which includes:

      (a) the types of records that should be stored close at hand, those that may be stored off-site and those that may be disposed of once they are no longer required;

      (b) how long each type of record should be retained;

      (c) the types of records that should be retained permanently; and

      (d) the types of records that have personal information in them and therefore should have restricted access to them and locked away when not in use.

   (2) Establish procedures for the scanning of records or the transfer of records to off-site storage, for disposal of records in accordance with the retention schedule and all other procedures considered necessary for the proper management of the corporate records through their life cycle;

   (3) Review the retention and disposal of records to ensure that it is in compliance with the records classification system.

Section 5 removed by Bylaw 2818

6. No City records shall be destroyed except in compliance with the records classification system and with the written approval of the Departmental Director, the City Clerk and the Records Coordinator.

7. All departments of the City in collaboration with the City Clerk shall schedule retention periods for all their records.

8. The City Clerk shall ensure the retention and disposal of records in compliance with Schedule A, attached to and forming part of this Bylaw.

9. Upon adoption of this Bylaw, a copy shall be deposited with the City auditors and the City solicitor.

Attachment 1

Considered at the March 10, 2026, Regular Council meeting

Attachment 2

Schedule “A” replaced by Bylaw No. 2818

SCHEDULE “A”

Records Retention Schedule Legend

Code	Description
	Final Disposition – the final treatment of the record, usually destruction or permanent retention
CY	Current Year
SO	Retain until item or policy is replaced, superseded, completed or made obsolete

Office of Primary Responsibility Legend

Code	Description
BLY	Bylaws and Licensing
CA	City Administrator
CLE	Clerks
CSA	Community Services Administration
COM	Communications
CUL	Cultural Services
ENG	Engineering
ESD	Economic Strategic Development
FIN	Finance
FIR	Fire
HR	Human Resources
IT	Information Technology
LIB	Library
MAY	Mayor
OPE	Operations
ORIG	Originator
PEN	Parks and Environment
PLA	Planning and Development
POL	Police
RFA	Recreation and Facilities

0100	Administration – 0699	OPR	Retention	Final Disposition
0110	Administration – General	ORIG	CY+1	Destroy
0115	Administration – Organization	ADMIN	SO	Permanent
0120	Administration – Organization – Meetings	ORIG	CY+2	Destroy
0125	Acts and Legislation – General	ADMIN	SO	Permanent
0135	Acts and Legislation – British Columbia	ADMIN	SO	Permanent
0175	Acts and Legislation – Federal	ADMIN	SO	Permanent
0200	Acts and Legislation – Other Local Government	ADMIN	SO	Permanent
0220	Appreciation, Complaints, Inquiries	ORIG	CY+1	Destroy
0230	Associations, Clubs, Societies	ORIG	CY+5	Destroy
0290	Awards	ADMIN	SO	Permanent
0300	Badges, Emblems, Flags	ADMIN	SO	Permanent
0320	Campaigns and Canvassing	ADMIN	CY+7	Destroy
0330	Ceremonies and Celebrations	ORIG	SO	Permanent
0340	Manuals, Instructions, Guidelines	ADMIN	SO	Permanent
0360	Committees, Commissions and Boards	ADMIN	SO	Permanent
0370	Internal Committees, Task Forces, Working Groups	ADMIN	SO	Permanent
0375	External Committees, Associations & Boards	ORIG	SO	Permanent
0390	Conferences, Seminars, Workshops, Symposia	ORIG	CY+5	Destroy
0410	Cooperation & Liaison – BC Government	ADMIN	SO	Permanent
0420	Cooperation & Liaison – Crown Corporation	ORIG	SO	Permanent
0430	Cooperation & Liaison – Federal	ADMIN	SO	Permanent
0450	Cooperation & Liaison – International Agencies	ADMIN	SO	Permanent
0460	North East Sector Municipalities	ADMIN	SO	Permanent
0470	Cooperation & Liaison – Other Local Governments	ADMIN	SO	Permanent
0475	TransLink	ADMIN	SO	Permanent
0480	Cooperation & Liaison – Metro Vancouver (GVRD)	ADMIN	SO	Permanent
0485	Cooperation & Liaison – First Nations Groups	ADMIN	SO	Permanent
0490	Cooperation & Liaison – Educational Institutions	ADMIN	SO	Permanent
0495	Cooperation & Liaison – Libraries	ADMIN	SO	Permanent
0500	Cooperation & Liaison – Hospitals	ADMIN	SO	Permanent
0510	Cooperation & Liaison – Corps, Companies, Firms	ADMIN	CY+2	Destroy
0530	Council – General	ADMIN	SO	Permanent
0550	Council – Meetings	ADMIN	SO	Permanent
0560	Council – Special Meetings	ADMIN	SO	Permanent
0570	Delegation of Authority	ADMIN	CY+1	Destroy
0580	Freedom of Info & Protection of Privacy (FOI)	ADMIN	CY+6	Destroy
0590	Inventions, Patents, Copyright	ADMIN	SO	Permanent
0620	Corporate Plans & Programs	ADMIN	SO	Permanent
0630	Proclamations and Special Declarations	ADMIN	CY+5	Destroy
0632	Public Involvement Process	ADMIN	SO	Permanent
0634	Public Hearings	ADMIN	SO	Permanent
0636	Public Information Meetings	ADMIN	SO	Permanent
0640	Reports and Statistics	ORIG	CY+5	Destroy

Attachment 1

Considered at the March 10, 2026, Regular Council meeting

Attachment 2

City of Port Moody Records Retention and Scheduling Bylaw No. 2741

0670	Liability Insurance & Risk Management	FIN	SO	Permanent
0680	Security	RFA	CY+1	1 Y Destroy
0690	Security – Physical	RFA	CY+1	1 Y Destroy
0695	Visits and Tours	ADMIN	CY+1	1 Y Destroy

0700	Buildings, Facilities and Properties – 0999	OPR	Retention	Final Disposition
0710	Buildings, Facilities & Properties – General	RFA	CY+2	Destroy
0712	Appraisal Program	RFA	SO	Permanent
0715	Accommodations – General	RFA	CY+6	Destroy
Exception	02 Buildings – Floor Plans	RFA	SO	Permanent
0720	Facilities – General	RFA	CY+2	Destroy
0730	Buildings – General	RFA	CY+2	Destroy
0750	Buildings – Alterations & Repairs	RFA	SO	Permanent
0760	Buildings – Construction	RFA	SO	Permanent
0790	Buildings – Disposal	ADMIN	SO	Permanent
0800	Buildings – Maintenance	RFA	CY+2	Destroy
0810	City Owned Rental Buildings	CLE	SO	Permanent
0811	Arts Centre	RFA	SO	Permanent
0812	Civic Centre	RFA	SO	Permanent
0813	Youth Centre/Community House	RFA	SO	Permanent
0814	Heritage Mountain Community Centre	RFA	SO	Permanent
0815	Glenayre Centre	RFA	SO	Permanent
0816	Kyle Centre	RFA	SO	Permanent
0817	Inlet Park	RFA	SO	Permanent
0818	Rocky Point Pavilion	RFA	SO	Permanent
0819	Old Orchard Hall	RFA	SO	Permanent
0820	City Buildings – Public Safety Building	RFA	SO	Permanent
0822	Fire Hall No. 1	RFA	SO	Permanent
0823	Fire Hall No. 2	RFA	SO	Permanent
0825	Worksyard	RFA	SO	Permanent
0826	Social Recreation Centre	RFA	SO	Permanent
0827	Arena	RFA	SO	Permanent
0828	Curling Rink/Lounge	RFA	SO	Permanent
0829	Old Mill Boathouse	RFA	SO	Permanent
0830	Communications – General	IT	CY+6	Destroy
0840	Communications – Telephone	IT	SO	Destroy
0845	Communications – Automated Attendant	IT	SO	Destroy
0870	Lease Properties	ADMIN	SO	Permanent
0875	Port Metro Vancouver Leases	ADMIN	SO	Permanent
0910	Property Acquisition	ADMIN	SO	Permanent
0930	Properties – Disposal	ADMIN	SO	Permanent
0970	Facilities & Properties – Utilities	RFA	CY+7	Destroy
0980	Wellness Centre Development	RFA	SO	Permanent

1000	Equipment and Supplies – 1299	OPR	Retention	Final Disposition
1010	Equipment and Supplies – General	ORIG	6Y	Destroy
1015	Vendors	ORIG	SO	Destroy
1025	Asset Control and Inventories	FIN	CY+7	Destroy
Exception	02 Asset Loss		SO+7	Destroy
Exception	20 Fixed Asset Control Case Files		SO	Permanent
1040	Audio-Visual and Photographic Equipment	ORIG	SO	Destroy
1045	Building Materials	ORIG	CY+3	Destroy
1050	Suppliers – Catalogues, Manuals, Price Lists	ORIG	SO	Destroy
1060	Clothing	ORIG	CY+7	Destroy
Exception	-2 Cleaning Services		CY+2	Destroy
1065	Computers – General	FIN	CY+2	Destroy
1070	Computers – Hardware	FIN	SO	Destroy
1075	Computers – Software	FIN	SO	Destroy
1090	Disposal and Surplus	FIN	SO+2	Destroy
1092	Dog Tags	BYL	CY+1	Destroy
1095	Environment	PEN	CY+1	Destroy
1110	Forms	ORIG	SO	Destroy
1120	Fuels – General	OPE	CY+2	Destroy
1125	Fuels – Heating	OPE	CY+2	Destroy
1130	Fuels – Motor	OPE	CY+2	Destroy
1150	Furniture and Furnishings	ORIG	SO	Destroy
1155	Miscellaneous Office	ORIG	SO	Destroy
1170	Machines	IT	SO	Destroy
1200	Procurement – General	FIN	CY+2	Destroy
1210	Procurement – Purchase Orders & Requisitions	FIN	CY+7	Destroy
1220	Procurement – Tenders and Quotations	ORIG	CY+7	Destroy
1225	Procurement – Sustainable Purchasing	FIN	CY+4	Destroy
1230	Procurement – Standing Offers	FIN	CY+7	Destroy
1235	Purchase Cards	FIN	CY+3	Destroy
1236	Procurement – Costco Cards	FIN	CY+3	Destroy
1237	Printers	IT	SO	Destroy
1240	Operations Equipment and Supplies – General	OPE	SO	Destroy
1245	Operations Equipment and Supplies – Material	OPE	CY+3	Destroy
1250	Warehouse Stores	OPE	CY+3	Destroy
1260	Recreation Equipment and Supplies	RFA	SO	Destroy
1270	Stationery	ADMIN	CY+2	Destroy
1275	Telecommunication Equipment	IT	SO	Destroy
1277	Towing	FIN	CY+2	Destroy
1280	Vehicles	FIN	SO+1	Destroy

1300	Information Systems and Services – 1599*	OPR	Retention	Final Disposition
1310	Information System and Services – General	ORIG	CY+2	Destroy
1320	Archives	ADMIN	CY+7	Permanent
1325	Purchase Orders	FIN	CY+7	Destroy
1330	Computer Systems – General	IT	CY+2	Destroy
1335	Computer Systems – Applications	IT	SO+1	Destroy
1340	Computer Systems – Documentation	IT	SO+1	Destroy
1345	Computer Systems – Networks and Comm	IT	CY+2	Destroy
1350	Computer Systems – Service Requests	IT	CY+1	Destroy
1355	Computer Systems – Reports and Statistics	IT	CY+2	Destroy
1370	Data Resource Management	IT	CY+7	Destroy
1375	Procedures	IT	SO	Destroy
1430	Internet	ESD	CY+2	Destroy
1431	Intranet	CLE	CY+2	Destroy
1460	Mail, Postal, Courier Services	ADMIN	CY+2	Destroy
1490	Records Management	CLE	SO	Permanent

*For 1360, 1400, 1405, 1410, 1415, 1420, 1425, 1470, 1475, 1480, 1485 see Communications

1600	Finance – 2199	OPR	Retention	Final Disposition
1600	Training	FIN	CY+7	Destroy
1610	Finance – General	FIN	CY+7	Destroy
1615	Accounting – General	FIN	CY+7	Destroy
1620	Accounting – Cash	FIN	CY+7	Destroy
1630	Accounts – Payable	FIN	CY+7	Destroy
1640	Accounts – Receivable	FIN	CY+7	Destroy
1650	Advances	FIN	CY+7	Destroy
1660	Finance Agreements and Arrangements	FIN	SO	Permanent
1680	Audits – Year End	FIN	CY+7	Destroy
1681	Business Process Review	FIN	CY+7	Destroy
1690	Banks and Banking	FIN	CY+9	Destroy
1700	Budgets – General	FIN	CY+7	Destroy
1705	Budgets – Capital	FIN	SO	Permanent
1710	Budgets – Recast	FIN	SO	Permanent
1715	Budgets – Operating	FIN	SO	Permanent
1730	Cheques	FIN	CY+7	Destroy
1740	Claims (Financial)	FIN	CY+7	Destroy
1750	Debentures	FIN	SO	Destroy
1760	Debt	FIN	CY+7	Destroy
1770	Donations and Requests	FIN	CY+7	Destroy
1780	Encumbrances	FIN	CY+7	Destroy
1790	Expenditure Control	FIN	CY+7	Destroy
1800	Expense Accounts	FIN	CY+7	Destroy
1810	Fees and Charges – General	FIN	CY+7	Destroy
1815	Latecomer Fees	FIN	CY+7	Destroy
1820	Utilities Fees	FIN	CY+7	Destroy
1830	Financial Statements	FIN	SO	Permanent
1840	Funds	FIN	CY+7	Destroy
1850	Grants to Organizations	FIN	CY+7	Destroy
1852	Loans & Loan Guarantees to Organizations	FIN	CY+7	Destroy
1855	Grants from Organizations	FIN	CY+7	Destroy
1860	Investments	FIN	CY+7	Destroy
1870	Letters of Credit	FIN	CY+1	Destroy
1880	Reports, Statistics, Statements	FIN	CY+7	Destroy
1885	Reserves – Statutory and Non-Statutory	FIN	CY+7	Destroy
1890	Revenue Control	FIN	CY+7	Destroy
1900	Salaries & Wages – Benefits and Services	FIN	CY+7	Destroy
1920	Salaries & Wages – Payroll	FIN	SO	Permanent
1940	Signing Authorities	FIN	CY+7	Destroy
1950	Taxation – Assessments	FIN	SO	Permanent
1970	Taxation – Taxes Collected	FIN	SO	Permanent
2000	Taxation – Taxes Paid	FIN	CY+7	Destroy
2010	CUPE Job Evaluations	FIN	SO	Permanent

Attachment 1

Considered at the March 10, 2026, Regular Council meeting

Attachment 2

City of Port Moody Records Retention and Scheduling Bylaw No. 2741

2020	Asset Management	FIN	SO	Permanent
2030	Logistics	FIN	CY+7	Destroy
2040	Payroll	FIN	SO	Permanent
2050	Planner	FIN	CY+7	Destroy

	Legal Matters – 2499	**OPR**	**Retention**	**Final Disposition**
2210	Legal Matters – General	ADMIN	CY+7	Destroy
2220	Legal Files and Incidents	ADMIN	SO	Permanent
2240	Agreements – General	ADMIN	SO	Permanent
2260	Agreements – Land Sale/Option Agreements	ADMIN	SO	Permanent
2360	Easements and Rights of Way	ORIG	SO	Permanent
2380	Leases	ADMIN	SO	Permanent
2400	Legal Opinions	ADMIN	SO	Permanent
2430	Litigation	ADMIN	SO	Permanent
2450	Restrictive Covenants	ORIG	SO	Permanent

2500	Human Resources – 2999	OPR	Retention	Final Disposition
2510	Human Resources – General	HR	CY+2	Destroy
2540	Awards and Honours	HR	SO	Permanent
2550	Benefits – General	HR	SO	Destroy
2560	Job Descriptions & Classifications	HR	CY+3	Destroy
2600	Employees – Current	HR	SO	Permanent
2610	Employees – Terminated	HR	SO	Permanent
2620	Employees – Emergency Preparedness	HR	CY+7	Destroy
2630	Employment Programs	HR	CY+7	Destroy
2640	Health & Safety	HR	SO	Permanent
2641	Health & Safety – Workers' Compensation Board	HR	SO	Permanent
2642	Health & Safety – Accidents & Injuries	HR	SO	Permanent
2650	Hours of Work and Overtime	HR	SO	Destroy
2660	Labour Relations – General	HR	CY+7	Destroy
2670	Labour Relations – Collective Agreements	HR	SO	Permanent
2680	Labour Relations – Discipline	HR	SO	Permanent
2690	Labour Relations – Grievances	HR	SO	Permanent
2700	Labour Relations – Negotiations	HR	SO	Permanent
2720	Leave Management	HR	CY+7	Destroy
2730	Performance Management	HR	CY+7	Destroy
2735	Organizational Planning	HR	SO	Permanent
2737	Organizational Development	HR	SO	Permanent
2750	Retirement and Pre-Retirement	HR	CY+7	Destroy
2755	Salary Administration	HR	SO	Permanent
2770	Staffing – General	HR	CY+2	Destroy
2780	Staffing – Applications	HR	CY+1	Destroy
2790	Staffing – Competitions	HR	CY+2	Destroy
2800	Training and Development – General	HR	CY+2	Destroy
2810	Training and Development – Courses	HR	CY+3	Destroy
2830	Volunteers	HR	CY+7	Destroy

3000	Land Administration – 3699	OPR	Retention	Final Disposition
3010	Land Administration – General	PLA	CY+7	Destroy
3015	Boundary Extensions	PLA	SO	Permanent
3020	Crown Land	PLA	CY+7	Destroy
3030	Land – Preliminary Review	PLA	CY+7	Destroy
3060	Development Permits	PLA	SO	Permanent
3080	Temporary Use Permits	PLA	SO	Permanent
3090	Development Variance Permits	PLA	SO	Permanent
3100	Board of Variance	PLA	SO	Permanent
3120	Land Use Committee	PLA	SO	Permanent
3130	Heritage Commission	PLA	SO	Permanent
3150	Development Cost Charges	FIN/PLA	CY+7	Destroy
3200	Properties – General	PLA	SO	Permanent
3220	Properties – Individual	PLA	SO	Permanent
3300	Strata Title Properties	PLA	SO	Permanent
3320	Subdivisions and Subdivision Control	PLA	SO	Permanent
3360	Zoning and Rezoning	PLA	SO	Permanent

3700	**Legislative & Regulatory Affairs – 4699**	**OPR**	**Retention**	**Final Disposition**
3710	Legislative Affairs – General	ADMIN	CY+7	Destroy
3760	Building Regulations – General	PLA	CY+7	Destroy
3800	Building Permits and Inspections	PLA	SO	Permanent
3900	Bylaws	ADMIN	SO	Permanent
4000	Bylaw Enforcement	PLA	CY+7	Destroy
4010	Municipal Ticket Information	PLA	CY+7	Destroy
4020	Bylaw Enforcement – Issues	PLA	CY+7	Destroy
4200	Elections	ADMIN	SO	Permanent
4300	Business Licenses – General	PLA	CY+7	Destroy
4320	Business Licenses – Individual	PLA	CY+7	Destroy
4500	Permits – General	PLA	CY+7	Destroy
4520	Permits – Individual	PLA	CY+7	Destroy
4560	Reports and Statistics	ORIG	SO	Permanent

Considered at the March 10, 2026, Regular Council meeting

4700	**Social Services – 5199**	**OPR**	**Retention**	**Final Disposition**
4710	Community Services – General	CSA	CY+7	Destroy
4750	Child Care Services	CSA	CY+7	Destroy
4780	Community Care	CSA	CY+7	Destroy
4790	Family Services - General	CSA	CY+7	Destroy
4810	Services to Special Needs Groups	CSA	CY+7	Destroy
4830	Long Term Care	CSA	CY+7	Destroy
4870	Multicultural Services	CSA	CY+7	Destroy
4900	Public Health	CSA	CY+7	Destroy
4920	Regional Board of Health	CSA	CY+7	Destroy
4940	Preventative Health Programs	CSA	CY+7	Destroy
5000	Senior Citizens Services	CSA	CY+7	Destroy
5040	Social Housing	CSA	CY+7	Destroy
5080	Social Planning	CSA	CY+7	Destroy
5120	Youth Services	CSA	CY+7	Destroy

5200	**Engineering & Public Works – 5799**	**OPR**	**Retention**	**Final Disposition**
5210	Engineering & Public Works – General	OPE	CY+7	Destroy
5215	Canadian Pacific Railway – Crossings	OPE	SO	Permanent
5220	Design	OPE	SO	Permanent
5225	Drainage and Flood Control	OPE	SO	Permanent
5240	Engineering – General	OPE	CY+7	Destroy
5260	Reports and Statistics	OPE	SO	Permanent
5280	Environmental Management – General	OPE	SO	Permanent
5300	Inspection & Testing	OPE	SO	Permanent
5320	Local Improvement Projects	OPE	SO	Permanent
5330	Public Works Projects	OPE	SO	Permanent
5340	Sanitary Sewerage Systems	OPE	SO	Permanent
5350	Storm Sewer Systems	OPE	SO	Permanent
5360	Solid Waste Disposal	OPE	SO	Permanent
5380	Recycling	OPE	SO	Permanent
5400	Streets and Roads	OPE	SO	Permanent
5450	Street Names	OPE	SO	Permanent
5460	Traffic Control – General	OPE	SO	Permanent
5480	Traffic Control – Parking Management	OPE	SO	Permanent
5500	Utilities	OPE	SO	Permanent
5600	Water Supply & Distribution	OPE	SO	Permanent

5800	Parks Administration – 6340	OPR	Retention	Final Disposition
5810	Parks Administration - General	PAE	CY+3	Destroy
5820	Parks	PAE	CY+7	Destroy
5830	Boulevards	PAE	CY+7	Destroy
5880	concessions	PAE	CY+7	Destroy
5920	Fields	PAE	CY+7	Destroy
5970	Grass Cutting	PAE	CY+7	Destroy
6000	Greenhouses	PAE	CY+7	Destroy
6010	Landscaping	PAE	CY+7	Destroy
6030	Maintenance	PAE	CY+7	Destroy
6100	Park Design	PAE	CY+7	Destroy
6120	Park Planning	PAE	CY+7	Destroy
6130	Parks - General	PAE	CY+7	Destroy
6140	Parks - Individual	PAE	CY+7	Permanent
6180	Parks Reports and Statistics	PAE	SO	Destroy
6200	Playgrounds	PAE	CY+7	Destroy
6220	Pools	PAE	CY+7	Destroy
6240	Parks Projects & Planning	PAE	SO	Permanent
6280	Street Amenities	PAE	CY+7	Destroy
6290	Trails – General	PAE	CY+7	Destroy
6300	Trees – Maintenance & Regulations	PAE	CY+7	Destroy
6340	Waterfront/Riverfront Parks	PAE	CY+7	Destroy

6400	**Planning & Development - 6970**	**OPR**	**Retention**	**Final Disposition**
6410	Planning & Development – General	PLA	CY+7	Destroy
6430	Community Planning/Strategic Planning	PLA	CY+7	Destroy
6530	Community Planning – Individual Areas	PLA	SO	Permanent
6600	Demographic Data	PLA	SO	Permanent
6630	Development Projects	PLA	SO	Permanent
6700	Rezoning & OCP Amendments	PLA	SO	Permanent
6720	Subdivision Applications	PLA	SO	Permanent
6740	Waterfront Development	PLA	SO	Permanent
6750	Economic Development	PLA	SO	Permanent
6800	Heritage Conservation	PLA	SO	Permanent
6830	Historic & Heritage Sites	PLA	SO	Permanent
6850	Industrial Development	PLA	SO	Permanent
6900	Tourism	PLA	SO	Permanent
6950	Revitalization	PLA	SO	Permanent
6970	Reports and Statistics	PLA	SO	Permanent

7000	Protective Services – 7699	OPR	Retention	Final Disposition
7010	Protective Services – General	ORIG	CY+7	Destroy
7060	Alarms	POL	CY+7	Destroy
7100	Ambulance Service	FIR	CY+7	Destroy
7130	Emergency Measures – General	FIR	SO	Permanent
7135	Emergency Measures – Social Services	RFA	SO	Permanent
7140	Emergency Measures – Business Recovery Plans	ADMIN	SO	Permanent
7150	Emergency Measures – 9-1-1 Program	POL/FIR	CY+7	Destroy
7160	Emergency Measures – Departmental Emerg Plans	FIR	SO	Permanent
7200	Fire Protection – General	FIR	CY+7	Destroy
7210	Fire Protection	FIR	SO	Permanent
7220	Fire Protection – Arson	FIR	SO	Permanent
7260	Fire Protection – Devices	FIR	SO	Permanent
7270	Fire Protection – Training	FIR	SO	Permanent
7280	Fire Protection - Inspections	FIR	SO	Permanent
7300	Fire Protection – Fire & Incident Investigations	FIR	SO	Permanent
7310	Fire Protection – Equipment	FIR	SO	Permanent
7320	Fire Safety & Prevention Programs	FIR	CY+7	Destroy
7340	Forest Fires	FIR	SO	Permanent
7360	Pre-Fire Planning	FIR	SO	Permanent
7380	Fire Protection – Reports and Statistics	FIR	SO	Permanent
7390	Fire Protection Vehicles	FIR	CY+7	Destroy
7400	Police Services – General	POL	CY+7	Destroy
7450	Police Services – Issues	POL	CY+7	Destroy
7500	Police Services – Community Relations	POL	CY+7	Destroy
7550	Police Services – Traffic Enforcement	POL	CY+7	Destroy
7580	Police Services - Reports and Statistics	POL	CY+7	Destroy

7700	**Recreation – 8299***	**OPR**	**Retention**	**Final Disposition**
7710	Recreation and Cultural Services – General	ORIG	CY+7	Destroy
7900	Facility Administration	RFA	CY+7	Destroy
7910	Leisure Access	RFA	CY+7	Destroy
8000	Recreation Programs - General	RFA	CY+3	Destroy
8010	Recreation Master Plans	RFA	CY+7	Destroy
8020	Recreation Programs	RFA	CY+7	Destroy
8100	Recreation Services - Special Events	RFA	CY+7	Destroy
8130	Recreation Services - Special Needs Group	RFA	CY+7	Destroy
8160	Reports and Statistics	ORIG	CY+7	Destroy

*For 7705, 7715, 7780, 7800, 7810, 7815, 7820, 7920, 7940, 7500 see Cultural Services

8300	**Transportation and Transit Services - 8799**	**OPR**	**Retention**	**Final Disposition**
8310	Transportation – General	PLA	CY+1	Destroy
8330	Transportation - Planning	PLA	SO	Permanent
8350	Transportation - Cycling	PLA	SO	Permanent
8400	Transportation - HOV	PLA	SO	Permanent
8500	Bus Transit	PLA	SO	Permanent
8600	Transportation for Special Needs Group	PLA	SO	Permanent
8640	Rapid Transit	PLA	SO	Permanent
8660	Rapid Transit-PMC Line	PLA	SO	Permanent
8700	Water Transportation	PLA	SO	Permanent
8770	Transportation - Reports and Statistics	PLA	SO	Permanent

9000	Library Services - 9999	OPR	Retention	Final Disposition
9000	Library Services - General	LIB	CY+7	Destroy
9001	Library Board	LIB	SO	Permanent
9005	Administration	LIB	CY+7	Destroy
9010	Acts & Legislation - British Columbia	LIB	SO	Destroy
9015	Appreciation, Complaints & Inquiries	LIB	CY+1	Destroy
9020	Associations, Clubs & Societies	LIB	SO	Permanent
9024	Planning Design/Construction	LIB	SO	Permanent
9025	Buildings Facilities & Properties - Library	LIB	CY+2	Destroy
9030	Conferences & Seminars	LIB	CY+2	Destroy
9035	Cooperation & Liaison - Library	LIB	CY+2	Destroy
9038	Cooperation & Liaison - City of Port Moody	LIB	CY+2	Destroy
9040	Cooperation & Liaison - Provincial Gov't. - Library Services Branch	LIB	CY+2	Destroy
9045	Cooperation & Liaison - North East Sector	LIB	SO	Permanent
9050	Cooperation & Liaison - Universities, Colleges, Schools & Educational Institutes	LIB	CY+2	Destroy
9055	Cooperation & Liaison - Libraries	LIB	CY+4	Destroy
9056	Cooperation & Liaison - Smart Choices	LIB	CY+9	Destroy
9060	Access to Information & Privacy - Freedom of Information	LIB	CY+6	Destroy
9065	Equipment & Supplies	LIB	SO	Permanent
9070	Finance-General	LIB	CY+7	Destroy
	Exceptions - See Section 5	LIB		Destroy
9075	Human Resources-General	LIB	CY+2	Destroy
	Exceptions - See Section 7	LIB		
9080	Legal Matters - Agreements & Contracts	LIB	SO	Permanent
9100	Collections - General	LIB	CY+2	Destroy
9110	Collections - Acquisitions General	LIB	CY+2	Destroy
9120	Acquisitions - Standing Orders	LIB	CY+2	Destroy
9140	Collections - Intellectual Freedom	LIB	CY+2	Destroy
	Exception – Collection Challenges	LIB	SO	Permanent
9200	Collections - Selection General	LIB	CY+2	Destroy
9210	Collections - Selection Adult	LIB	CY+2	Destroy
9230	Collections - Selection Children	LIB	CY+2	Destroy
9240	Selection - Non Book Formats	LIB	CY+2	Destroy
9250	Selection - Special Collections	LIB	CY+2	Destroy
9260	Selection - Young Adult	LIB	CY+2	Destroy
9290	Collections - Weeding, Mending & Discards	LIB	CY+2	Destroy
9295	Information Systems and Services	LIB	CY+2	Destroy
9297	Planning & Development	LIB	CY+7	Destroy
9298	Public Programs	LIB	CY+7	Destroy
9299	Fundraising	LIB	CY+7	Destroy
9300	Public Services - General	LIB	CY+2	Destroy

9310	Public Services - Circulation	LIB	CY+2	Destroy
9320	Public Services - Interlibrary Loans	LIB	CY+2	Destroy
9330	Public Services - Outreach General	LIB	CY+2	Destroy
9340	Public Services - Outreach - Audiobooks	LIB	CY+2	Destroy
9350	Public Services - Outreach - Literacy	LIB	CY+2	Destroy
9360	Public Services - Outreach - Multilingual	LIB	CY+2	Destroy
9400	Programs & Special Events General	LIB	CY+2	Destroy
9410	Programs & Special Events - Adults	LIB	CY+2	Destroy
9420	Programs & Special Events - Author Visits	LIB	CY+2	Destroy
9430	Programs & Special Events - Book Sales	LIB	CY+2	Destroy
9440	Programs & Special Events - Children & Young Ad	LIB	CY+2	Destroy
9450	Programs & Special Events - Displays & Exhibits	LIB	CY+2	Destroy
9460	Programs & Special Events - Intellectual Freedom	LIB	CY+2	Destroy
9470	Reference & Readers Advisory Services	LIB	CY+2	Destroy
9500	Technical Services - General	LIB	CY+2	Destroy
9510	Cataloguing & Classification - General	LIB	CY+2	Destroy
9520	Cataloguing & Classification - Authority Control	LIB	CY+2	Destroy
9530	Cataloguing & Classification - Bibliographic Record	LIB	CY+2	Destroy
9540	Cataloguing & Classification - Format Integration	LIB	CY+2	Destroy
9550	Cataloguing & Classification - Materials	LIB	CY+2	Destroy
9560	Cataloguing & Classification - Tools & Systems	LIB	CY+2	Destroy
9600	Processing - General	LIB	CY+2	Destroy
9610	Processing - Applications	LIB	CY+2	Destroy
9620	Processing - Materials	LIB	CY+2	Destroy

Considered at the March 10, 2026, Regular Council meeting

7705	**Cultural Services – 7950***	**OPR**	**Retention**	**Final Disposition**
7705	Cultural Services – General	CUL	CY+7	Destroy
7715	Cultural Administration	CUL	SO	Permanent
7780	Cultural Facilities/Organizations	CUL	SO	Permanent
7800	Cultural Activities	CUL	SO	Permanent
7810	Cultural Events	CUL	CY+7	Destroy
7815	Cultural Projects	CUL	CY+7	Destroy
7820	Cultural Promo/Advertising	CUL	SO	Permanent
7920	Cultural Filming	CUL	SO	Permanent
7940	Cultural Public Art	CUL	CY+7	Destroy
7950	Cultural Inlet Theatre	CUL	CY+7	Destroy

*For 7900, 7910 see Recreation

1360	**Communications – 1485***	**OPR**	**Retention**	**Final Disposition**
1360	Corporate Communications Plan	COM	CY+9	Destroy
1400	Audio-Visual Aids	COM	SO	Permanent
1405	Books & Publications	COM	SO	Permanent
1410	Annual Report	COM	SO	Permanent
1415	City Newsletter - Focus	COM	SO	Permanent
1420	Photographs	COM	SO	Permanent
1425	Port Moody Calendar	COM	CY+9	Destroy
1470	Media Relations General	COM	SO	Permanent
1475	Advertising & Promotions	COM	SO	Permanent
1480	Signs	COM	SO	Permanent
1485	Projects	COM	SO	Permanent

*For 1370, 1375, 1430, 1431, 1460 see Information Systems and Services

City of Port Moody

Bylaw No. 3526

A Bylaw to authorize the records management system of the City of Port Moody.

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 Records Management Bylaw, 2026, No. 3526”.

2. Repeal

2.1 City of Port Moody Records Retention and Scheduling Bylaw, No. 2741 and all amendments thereto are hereby repealed.

3. Definitions

3.1 In this Bylaw:

“Corporate Officer” means the person designated and authorized to act on behalf of the organization to manage and maintain the records management bylaw, per section 148 of the *Community Charter*.

“Manual” means a manual of policies, processes, and procedures that provides for the management of Records.

“Record” includes books, documents, maps, drawings, photographs, letters, vouchers, papers, and any other thing on which information is recorded or stored by graphic, electronic, mechanical, or other means, but does not include a computer program, or any other mechanism that produces records.

“Records Management System” refers to the structured system used by the City of Port Moody for the administration and control of municipal records of the City of Port Moody, including all states of the records’ lifecycle, from their creation and active use through to their final disposition, in accordance with legislation, policies, and procedures.

4. Authorization

4.1 The Records Management System of the City of Port Moody is hereby established and authorized.

DRAFT

5. Ownership and Compliance

5.1 All Records created, received, or maintained by employees of the City of Port Moody in the course of their duties are deemed to be the property of the City of Port Moody. These Records are subject to the City's Records Management System and must be managed in accordance with the provisions of this bylaw. Compliance with this bylaw is mandatory for all individuals acting on behalf of the City, including employees, management, service providers, and volunteers.

6. Corporate Officer

6.1 The Corporate Officer is responsible for the management and maintenance of the Records Management System. The Corporate Officer is authorized to manage and maintain the Records Management System.

7. Manual of Procedures

7.1 The Corporate Officer is authorized to create and maintain a Manual of procedures for the purpose of managing and maintaining the Records Management System.

7.2 Records of the City of Port Moody are created, accessed, maintained, and disposed of only as provided by the Manual.

7.3 The Manual must provide for management of the records of the City of Port Moody and include provisions regarding:

- the making, receiving and capturing, and organization of Records, including records not authorized for creation;
- the collection of Records (including records not authorized for collection);
- access to Records;
- disclosure and maintenance of Records;
- managing, using, and retention of Records;
- security of Records, including protection;
- storage and preservation of Records;
- disposal of Records, including destruction; and
- any other matter(s) the Corporate Officer authorizes to be included in the Manual.

8. Integrity and Authenticity

8.1 The Records Management System must maintain the integrity and authenticity of Records made or kept in the usual and ordinary course of business.

9. Authorization to Amend Manual

9.1 The Corporate Officer is authorized to amend the Manual.

DRAFT

10. Compliance with Law

10.1 The Records Management System must comply with the Manual, applicable laws, and any provincial, national, or international standards adopted for use and contained in the Manual.

11. Severability

11.1 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 10th day of March, 2026.

Read a second time this 10th day of March, 2026.

Read a third time this 10th day of March, 2026.

Adopted this ___ day of _____, 2026.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3526 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

Memorandum

Date: April 14, 2026
Submitted by: Community Development Department – Development Planning Division
Subject: Section 219 Covenant Discharge − Lot 112 James Road − REZ00028-DP000049

The former strata properties at 112-118 James Road, together with neighbouring properties at 110 James Road and 3121–3127 St. Johns Street (now consolidated as 110 James Road), were rezoned to a Comprehensive Development zone (CD90) to facilitate a six-storey mixed-use development consisting of commercial uses at grade and market rental residential units above underground parking.

At the Special Council meeting held on December 17, 2024, Council considered a memo from the Community Development Department – Development Planning Division (**Attachment 1**) and passed the following resolution:

> *SC24/025*
> THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be now adopted as recommended in the memo dated December 17, 2024, from the Community Development Department – Development Planning Division regarding Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444;
>
> AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121-3127 St. Johns Street and 110-118 James Road) (Market Rental) be now adopted;
>
> AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be now adopted;
>
> AND THAT Development Permit No. DP000049 be approved for issuance;
>
> AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

The project has since advanced to the Building Permit stage, with an active application currently under review.

A Section 219 Covenant (**Attachment 2**), registered on title of 112 James Road, was recently identified as not having been discharged as part of the rezoning process. The applicant has formally requested that the City discharge this covenant (**Attachment 3**). The covenant was originally registered by the former owner (Churchill), and established parking and use-related restrictions associated with a place of worship (Jamaat Khana) previously located on the subject site. The covenant includes provisions related to:

- dedicated parking supply requirements;
- minimum parking stall dimensions;
- restrictions on additional structures; and
- limitations on permitted uses.

These provisions are outlined in paragraphs 1(b) through 1(f) of the covenant. Importantly, Paragraph 2 of the covenant provides the City with discretion to discharge the covenant under the following condition:

> *"The City agrees to release this covenant should Churchil provide alternate parking spaces acceptable to the City or if the required parking spaces are no longer required."*

The Jamaat Khana original place of worship has now been demolished and is proposed to be relocated to a new site within Port Moody as part of a separate redevelopment project. This new development, located at the former properties of 3180-3190 St. Johns Street and 81-89 Moray Street (now consolidated as 91 Moray Street), consists of a 16-storey mixed-use building incorporating commercial, residential, and institutional uses as well as the Jamaat Khana as its institutional component.

At the Regular Council meeting held on December 17, 2024, Council adopted Official Community Plan Amendment Bylaw No. 3469, Zoning Amendment Bylaw No. 3463 (CD96), and Housing Agreement Bylaw No. 3480, and approved issuance of Development Permit No. DP000055 for the redevelopment of the subject lands.

Given the relocation of the place of worship and the approved redevelopment of Lot 112 James Road, staff consider that the covenant is no longer required. Furthermore, the current redevelopment of 112 James Road is regulated through the CD90 zoning and Development Permit No. DP000049, which establish updated and comprehensive land use, form, and parking requirements consistent with current City standards.

As City staff do not have delegated authority to discharge Section 219 covenants, Council authorization is required. The recommended resolution is:

> **THAT Council discharge Section 219 Covenant No. BP84434, as recommended in the memo dated April 14, 2026, from the Community Development Department – Development Planning Division regarding Section 219 Covenant Discharge – 112 James Road – REZ00028- DP000049;**
>
> **AND THAT the Mayor and Corporate Officer be authorized to execute the associated necessary legal documents.**

Attachment(s)

1. Memo considered at the December 17, 2024, Special Council meeting – 3121-3127 St. Johns Street and 110-118 James Road.
2. 219 Covenant Number BP84434 – Form C.
3. Form C – Release of Covenant BP84434.

Report Approval Details

Document Title:	Section 219 Covenant Discharge – 112 James Road – REZ00028-DP000049.docx
Attachments:	- Attachment 1 - Memo considered at the Dec 17, 2024, SC meeting - 3121-3127 St. Johns St and 110-118 James Rd.pdf - Attachment 2 - 219 Covenant Number BP84434 – Form C − 3121-3127 St. Johns Street and 110-118 James Road.pdf - Attachment 3 - Form C – Release of Covenant BP84434 − 3121-3127 St. Johns Street and 110-118 James Road.pdf
Final Approval Date:	Apr 7, 2026

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 2, 2026

Paul Rockwood, General Manager of Finance and Technology - Apr 7, 2026

Anna Mathewson, City Manager - Apr 7, 2026

Memorandum

Date: December 17, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444

At the Regular Council meeting held on October 22, 2024, Council considered a memo from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading (**Attachment 1**) and passed the following resolution:

> *RC24/224*
> THAT the memo dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading be received for information;
>
> AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a third time.

Bylaw No. 3408 (**Attachment 2**)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to create a new Comprehensive Development Zone 90 (CD90) and rezone the subject properties at 3121-3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90) to facilitate the development of a six-storey, mixed use, rental residential/commercial project—Housing Agreement Bylaw No. 3409 (**Attachment 3**)—a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government* Act—and Road Closure Bylaw No. 3444 (**Attachment 4**)—a Bylaw to close a portion of Moray Place—will be before Council for consideration of adoption at the December 17, 2024, Special Council meeting.

Development Permit No. DP000049 (**Attachment 5**)
The project architectural design and landscaping elements were reviewed against the applicable Development Permit Area 1: Neighbourhood Residential and Development Permit Area 5: Hazardous Conditions. Of note:

- the project utilizes brick and cementitious siding and panels which mimic the look of wood siding and trims;
- the colour scheme is muted ranging from white to black and varying shades of grey which are similar to other residential colours in the neighbourhood;
- the six-storey structure is well articulated;
- the upper storey is setback;
- the project includes an outdoor amenity/play area;

- the commercial and residential building entrances are provided with canopies for weather protection;
- access to the underground parking is provided from the rear (Moray Place);
- the residential units are provided with private outdoor patios/decks;
- the geotechnical report provided in response to the Hazardous Conditions Development Permit Area designation will be registered as a covenant on title to ensure the building is safe for the intended use.

The recommended resolutions are:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) be now adopted as recommended in the memo dated December 17, 2024, from the Community Development Department – Development Planning Division regarding Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121-3127 St. Johns Street and 110-118 James Road (Market Rental) be now adopted;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be now adopted;

AND THAT Development Permit No. DP000049 be approved for issuance;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Attachments

1. Memo considered at the October 22, 2024, Council meeting regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading.
2. Draft Rezoning Bylaw No. 3408.
3. Draft Housing Agreement Bylaw No. 3409.
4. Draft Road Closure Bylaw – Portion of Moray Place No. 3444.
5. Draft Development Permit No. DP000049.

Report Approval Details

Document Title:	Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444.docx
Attachments:	- Attachment 1 - Memo considered at the Oct. 22, 2024, RC meeting - Bylaw Nos. 3408, 3409, and 3444.pdf - Attachment 2 - Draft Rezoning Bylaw No. 3408.pdf - Attachment 3 - Draft Housing Agreement Bylaw No. 3409.pdf - Attachment 4 - Draft Road Closure Bylaw No. 3444.pdf - Attachment 5 - Draft Development Permit No. DP000049.pdf
Final Approval Date:	Dec 5, 2024

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Dec 2, 2024

Michael Olubiyi, Manager of Development Planning - Dec 3, 2024

Kate Zanon, General Manager of Community Development - Dec 4, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 5, 2024

Lindsay Todd, Manager of Communications and Engagement - Dec 5, 2024

Paul Rockwood, General Manager of Finance and Technology - Dec 5, 2024

Anna Mathewson, City Manager - Dec 5, 2024

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Memorandum

Date: October 22, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading

At the Regular Council meeting held on September 24, 2024, Council considered a report from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use Commercial-Rental Residential) 3121-3127 St. Johns Street, 110-118 James Road (Anthem LMV James Road Holdings) (**Attachment 1**). Following the consideration, Council passed the following resolution:

> *RC24/201*
> THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a first and second time as recommended in the report dated September 24, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (Mixed-Use Commercial/Rental Residential Project) – 3121 and 3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.);
>
> AND THAT Bylaw No. 3408 be referred to a Public Hearing;
>
> AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental) be read a first, second, and third time;
>
> AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be read a first, second, and third time.

The Public Hearing scheduled for October 22, 2024, was advertised in accordance with the City's Development Approval and Procedures Bylaw 3417.

If referred from the Public Hearing to be held on October 22, 2024, City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road)(CD90) (**Attachment 2**)—a Bylaw amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90)—will be before Council for consideration of third reading at the October 22, 2024, Regular Council meeting.

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

The recommended resolutions are:

> **THAT the memo dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading be received for information;**
>
> **AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a third time.**

Attachments

1. Report considered at the September 24, 2024, Regular Council meeting – 3121-3127 St. Johns Street and 110-118 James Road.
2. Draft Rezoning Bylaw No. 3408.

Report Approval Details

Document Title:	Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading.docx
Attachments:	- Attachment 1 - Report considered at the Sep 24, 2024, RC meeting – 3121-3127 St. Johns Street and 110-118 James Road.pdf - Attachment 2 - Draft Rezoning Bylaw No. 3408.pdf
Final Approval Date:	Oct 15, 2024

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Oct 9, 2024

Michael Olubiyi, Manager of Development Planning - Oct 10, 2024

Kate Zanon, General Manager of Community Development - Oct 10, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Oct 11, 2024

Lindsay Todd, Manager of Communications and Engagement - Oct 11, 2024

Paul Rockwood, General Manager of Finance and Technology - Oct 13, 2024

Anna Mathewson, City Manager - Oct 15, 2024

City of Port Moody
Report/Recommendation to Council

Date: September 24, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Mixed Use Commercial/Rental Residential Project) – 3121 and 3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.)

Purpose

1. To provide Council with Rezoning Bylaw No. 3408 for consideration of first and second readings, and referral to a Public Hearing to rezone the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from P2 and RM1 to Comprehensive Development Zone 90 (CD90); and
2. To provide Council with Housing Agreement Bylaw No. 3409 and Road Closure Bylaw – Portion of Moray Place No. 3444 for consideration of first, second and third readings.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) be read a first and second time as recommended in the report dated September 24, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (Mixed-Use Commercial/Rental Residential Project) – 3121-3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.);

AND THAT Bylaw No. 3408 be referred to a Public Hearing;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental) be read a first, second, and third time;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be read a first, second, and third time.

Executive Summary

Anthem LMV James Road Holdings Ltd. (Anthem) has applied to rezone four parcels of land at 3121-3127 St. Johns Street and 110-118 James Road, to a new Comprehensive Development Zone 90 (CD90) to facilitate the development of a six-storey, mixed commercial/rental residential project over underground parking.

The re uired Rezoning, Housing Agreement, and Road Closure Bylaws were considered by Council on February 27, 2024, and at that time, given concerns expressed by Council the Bylaws were defeated. In the intervening time, the applicant has worked to revise the project to address Council's concerns. hile, the building remains a U-shaped structure surrounding an exterior courtyard over two levels of underground parking accessed off Moray Place, the revisions involve: changes to the number and mix of units; an increase in the amount of commercial space, design, color and material revisions to create stronger building articulation and improve the overall appearance of the building, and an increase in the separation across the courtyard to improve sunlight penetration to the outdoor amenity space. A letter from the applicant outlining the changes is included as **Attachment 1**.

Background

The submission involving 191 market rental residential units was considered by Council on February 27, 2024, and at that time, given concerns with the proposed development, Council defeated the introduction of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444, and referred the proposal back to the applicant and staff for further improvements.

Discussion

Property Description

The subject site consists of four properties: two lots fronting St. Johns Street formerly used as a religious facility, with accessory at-grade parking, plus two residential lots on James Road, including a single-family residence and a fourplex as illustrated on the Location Map (**Attachment 2**). The existing building fronting St. Johns Street is currently vacant. The net development site area, after all re uired property dedications is 4,358m^2 (4 ,909ft^2). The site slopes down from south to north with an elevation change of approximately 2.7m (9ft).

Official Community Plan (OCP)

The OCP Land Use Designations Map (**Attachment 3**) designates the properties fronting St. Johns Street as Mixed Use – Moody Centre with a permitted building height up to six storeys. The two lots on James Road are designated Multi-Family Residential allowing for building heights up to six storeys. The proposed six-storey, mixed-use building is consistent with the two OCP land use designations that apply to the subject site.

The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of commercial, multi-family residential and industrial developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential for soil li uefaction during an earth uake event. If approved, a Development Permit would re uire that this hazardous condition be addressed at the building permit stage through foundation design to ensure that the lands are safe for the intended use.

Zoning

As shown on the Zoning Map (**Attachment 4**), the two lots fronting St. Johns Street are zoned P2 (Private Institutional), although the southern portion of the corner lot, presently used for parking, is split-zoned P2 and Semi-Detached and Townhouse Residential (RM1). The two properties on James Road are zoned RM1.

Neighbourhood Context

The site is located at the southeast corner of St. Johns Street and James Road. Surrounding development consists of:

- est: lands, zoned Civic Service (P1), occupied by the Port Moody Middle School and the new Port Moody Elementary School currently under construction;
- East: a six-storey, market rental building (CD 7) containing 142 units;
- North: commercial properties consisting primarily of auto dealerships zoned Automobile Sale and Service (C5); and
- South: developed properties zoned Single Detached Residential (RS1) and Semi-Detached and Townhouse Residential (RM1). A six-storey multi-family residential project (CD87) is located at the south end of the block. To the southeast of the site is a townhouse development owned by Metro Vancouver.

Proposal

The revised application involves the development of a six-storey, U-shaped, mixed-use commercial and rental residential building surrounding an exterior, west-facing courtyard. Two storeys of underground parking are proposed with access off Moray Place. The project architectural and landscape plans are included as **Attachments 5a**, **5b**, and **6**, respectively.

A Development Application Summary is included as **Attachment 7** outlining the project details, but the key components include:

- 180 market rental residential units consisting of studios to three-bedroom units of which 107 are adaptable;
- 573.5m^2 (,173ft^2) of undefined commercial space along the St. Johns Street frontage;
- a total Floor Area Ratio (FAR) of approximately 3.05 after the allowable floor space exclusions;
- a central outdoor courtyard space, approximately 551m^2 (5,929ft^2) in area;
- 244m^2 (2, 28ft^2) of indoor amenity space consisting of a gym and two separate resident lounge areas;
- a total resident amenity area of 795m^2 (8,557.2ft^2) or 4.41m^2 (47.5ft^2)/unit which exceeds the standard amenity area metric of 3m^2 (32ft^2) used for mixed-use projects;
- a total of 24 parking spaces comprised of 203 resident spaces, 29 residential visitor spaces, and 14 commercial spaces. Six spaces are accessible.

Rental Residential Policy Compliance

As the residential component of the project is 100% market rental, the City's Inclusionary Zoning Policy does not apply. However, for comparison purposes, as illustrated in the Development Application Summary, the unit mix is compliant with the unit share metric indicated in the Policy and the unit sizes exceed the Policy minimums with the exception of the one-bedroom units which are smaller. The project also complies with the market rental unit mix targets established in the Family Friendly Units Policy.

Response to Council Concerns

Based on a review of the February 27, 2024, Council meeting, the following Table 1 outlines the issues raised by Council and the applicant's response to those concerns working with staff:

Table 1 – Applicant's Response to Council Comments

Issue	Applicant's Response
Need for larger units and more two and three-bedroom units	hile the total number of units has decreased by 11, the number of 2-bedroom units has increased from 40 to 5 . The number of 3-bedroom units has decreased from 20 to 15.
Lack of larger, adaptable units	The number of adaptable units spread across the one- and two-bedroom unit types has increased from 9 to 107. The size of the adaptable units is generally consistent with the previous submission.
Stepping back of upper floors	The at-grade commercial level setback is 3.5m (11.5ft) and remains unchanged from the previous submission. The second to fifth levels are setback to 2.90m (9.5ft) and the sixth level is setback an additional 1.32m (4.3ft). Overall, the upper floor is .32m (20.7ft) back from the property line compared to the previous submission which varied between 4. m (15ft) and 5.8m (19ft). The depth of the roof overhang has also been cut back which further reduces the impression of bulk.
Separation between building wings across the courtyard	ith the resubmission, the south residential wing over the amenity lounge/co-work area has been stepped further back increasing the separation to approximately 22. m (74ft) at that point. The separation at the east end of the courtyard remains the same (approximately 27m (90ft)).
Natural light access within the courtyard	A shadow analysis is provided in the architectural package on Sheet A-8.300 in **Attachment 5**. Compared to the previous submission, the building design changes have resulted in some improvement to sun penetration in the courtyard in the Spring and Fall E uinox although, the sun is generally lower during those times. In the Summer Solstice, the extent of shading has been reduced. Sheet A-0.205 illustrates the massing change.
Greater building articulation	The revised submission has introduced greater articulation on several elevations including the front elevation and those changes are enhanced through material colour changes creating a more interesting design. The images on **Attachment 8** illustrate the differences between the current and previous schemes.

Improved pedestrian experience along St. Johns Street	At grade, the building is setback 3.5m from the St. Johns Street property line and a further similar setback from the curb line, resulting in a pedestrian zone approximately .7m (22ft) wide. The landscaping plan provides for planters with seating and boulevard street trees. Building canopies are also provided for pedestrian weather protection.
Pursue greater height to achieve more on-site open space	The applicant considered the suggestion to increase the building height to create more on-site open space. However, that re uires a change from wood frame to concrete which represents an estimated 25%-30% increase in construction costs which the applicant has indicated may not be financed.

Attachment 8 includes selected perspective sketches from the previous and current submissions to better illustrate the changes in design.

Public Art

The applicant proposes to install a public art element in the northwest corner of the site on James Road as illustrated on the landscape site plan. As noted in the Public Art Plan, (**Attachment 9**) there are two options: a free-standing element or a fa ade wall treatment. The Art Plan indicates that the installation will be based on a budget of 250,000.

Rezoning Bylaw No. 3408

To implement the proposal, draft Rezoning Bylaw No. 3408 (**Attachment 10**) creates a new Comprehensive Development Zone 90 (CD90) for the site. The CD90 Zone establishes the permitted residential and commercial uses and the various development regulations for the project. It is recommended that the Bylaw be given first and second readings and referred to a Public Hearing.

Housing Agreement Bylaw No. 3409

Staff and the applicant have negotiated a housing agreement which ensures that the units remain rental for a minimum of 0 years or the life of the building, whichever is the lesser. Rents will reflect market rents. Draft Housing Agreement Bylaw No. 3409 is included as **Attachment 11** and it is recommended that the Bylaw be given first, second, and third readings.

Road Closure

Based on the design of the proposed road connection from Moray Place to James Road, a portion of the existing hammerhead turnaround at the west end of Moray Place is no longer needed for municipal purposes and the developer has proposed to ac uire that excess property (7 .3m^2) and consolidate it with the site. An appraisal was prepared which established a land value of 300/ft^2 for that portion of the road to be ac uired when the previous submission was being considered which remains valid. Staff will negotiate a Purchase and Sale Agreement with the developer based on that land value resulting in a payment of 27 ,024 if the rezoning proceeds. Implementation of the Agreement re uires the adoption of draft Road Closure Bylaw No. 3444 (**Attachment 12**), which is presented for first, second, and third readings. If the project proceeds, notice of Council's intention to dispose of the road must be given following third reading, providing the public with an opportunity to comment on the disposition.

Density Bonus

Under Bill 47 (in effect since December 7, 2023), the subject site is now within a designated Transit-Oriented Area (TOA), which provides entitlements to prescribed densities and heights. In this case, the site is within 400m to 800m of a TOA, which entitles the lands to a density of 3.0 FAR and height of eight storeys. At the time that the previous submission was considered, legal input was obtained, and it was determined that a density bonus contribution for residential FAR between 2.5 and 3.0 could not be re uired in exchange for development rights. However, the Province has since suspended application of the regulation until June 2025 and the City's current Density Bonus Policy remains in effect. As the residential FAR is approximately 2.92, the excess density over 2.5 is 0.42 which e uates to a floor area of 1,819m^2 (19,581ft^2). An appraisal was obtained to determine the density bonus payment for the previous submission which resulted in a land value of 70.00/ft^2. That land value remains valid resulting in a density bonus payment of approximately 1,027,992.50.

Sustainability Report Card

The Sustainability Report Card (**Attachment 13**) based on the current project design, was scored and the project achieved a total score of 43. % across all four pillars which is the same score as the previous scheme. However, to ualify this score, the site does not have any environmental or heritage issues to address and conse uently, fewer possible points to achieve.

ell-Being Design Guidelines

The applicant has provided a ell-Being Design Guidelines orksheet (**Attachment 14**). hile the worksheets are not scored, they provide an indication of the applicant's approach to the applicable elements included for Council's reference. Key elements relate to: the courtyard design which provides for a variety of activities tailored to a range of tenant ages; the provision of balconies; sheltered accessible building entries; a transition from public to private spaces; and diverse interior amenity spaces.

Concluding Comments

This project is consistent with the OCP 'Mixed Use – Moody Centre' land use designation, which supports the development of a variety of retail, service, office uses with residential uses above in buildings up to six storeys in height. The project also complies with the Multi-Family Residential Land Use designation along James Road.

hile the developer has not identified specific commercial uses, the OCP Moody Centre general policies (s.15.4) encourage businesses that serve the daily shopping needs of residents as well as specialty retail businesses. The draft Rezoning Bylaw No. 3408 provides for a range of commercial uses that would address the OCP policy. The project responds positively to current OCP housing policies relating to the provision of rental housing opportunities to meet the diverse needs in the community and it generally addresses the unit types/sizes encouraged under the Inclusionary Zoning and Family Friendly Units Policies. Lastly, the applicant has generally addressed the various issues raised at the February 27, 2024, Council meeting. Accordingly, staff recommend that Rezoning Bylaw be considered for first and second reading and referred to a public hearing and the Housing Agreement and Road Closure Bylaws be considered for first, second and third readings.

Other Options

1. THAT the rezoning application, as presented in the report dated September 24, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (Mixed-Use Commercial/Rental Residential) – 3121 and 3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.) be denied.

   OR

2. THAT Rezoning Bylaw No. 3408 be given first reading and prior to consideration of second reading, the applicant address the following items:

   list items to be considered .

Financial Implications

In addition to funds to be paid to complete the road purchase and sale agreement and the density bonus payment owing, the application is subject to a Community Amenity Contribution and the payment of Development Cost Charges. The Community Amenity Contribution is based on a charge of .00/ft^2 for the residential floor area up to a FAR of 2.5, resulting in a total charge of 703, 35.

Based on the current submission the Development Cost Charges are estimated to be approximately 1,525,015, but the final amount owing will be confirmed at the Building Permit stage.

Communications and Public Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans Policy, the applicant held a Community Information Meeting on April 20, 2023, to obtain comments on an earlier project design. Notice of the meeting was distributed to the residents within a 140m radius of the site. Based on the comment sheets provided, the project was supported, although there were issues of concern relating to:

- the overall density of the project;
- the provision of a signal at St. Johns Street and James Road;
- maintaining the two-way traffic movement along Moray Place; and
- provision of a dog-washing station.

Of the 34 respondents on the Engage Port Moody site, 20 (59%) indicated their support but those comments were based on an earlier submission. Briefly, issues of concern at that time related to: the need to include non-market units; an increase in the number of two- and three-bedroom units; less density and parking; and an increase in the amount of commercial space.

Given the amendments to the project design that have been submitted subse uent to the Community Information Meeting and Council's consideration in February 2024, a new development site sign was installed, and the public were again given the opportunity to comment. No additional comments have been provided following the installation of the revised

sign. The Engage Port Moody Public Engagement Summary – August 2024 is included as **Attachment 15**.

Should Bylaw No. 3408 be referred to a Public Hearing, additional public notification will be given in accordance with the *Local Government Act* and the Development Approval Procedures Bylaw. As noted, public notification will also be re uired prior to the adoption of Road Closure Bylaw No. 3444.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goals:

- Strategic Goal 3.1 – create complete and connected communities through balanced growth;
- Strategic Goal 3.2 – provide sae, efficient, and accessible transportation options; and
- Strategic Goal 4.1 – improve the local business climate.

Attachments

1. Applicant's Design Rationale Letter.
2. Location Plan.
3. OCP Land Use Designations Plan.
4. Zoning Designation Map.

5a. Architectural Plans 1

5b. Architectural Plans 2

. Landscape Plans.

7. Development Application Summary.
8. Current and Previous Submission Perspective Images.
9. Public Art Plan.
10. Draft Rezoning Bylaw No. 3408.
11. Draft Housing Agreement Bylaw No. 3409.
12. Draft Road Closure Bylaw No. 3444.
13. Sustainability Report Card.
14. ell-Being Design Guidelines orksheet.
15. Public Engagement Summary – August 2024.

Report Authors

Doug Allan
Senior Development Planner

Bita Jamalpour
Senior Development Planner

Report Approval Details

Document Title:	Rezoning (Mixed Use Commercial-Rental Residential) – 3121 and 3127 St. Johns,110-118 James (Anthem LMV James Road Holdings).docx
Attachments:	- Attachment 1 - Applicant s Design Rationale Letter.pdf - Attachment 2 - Location Plan (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 3 - OCP Land Use Designation Plan (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 4 - Zoning Designation Map (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 5a - Architectural Plans 1 (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 5b - Architectural Plans 2 (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment - Landscape Plans (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 7- Development Application Summary (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 8 - Comparison of Current and Previous Submission Images (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 9 - Public Art Plan (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 10 - Draft Rezoning Bylaw No. 3408.pdf - Attachment 11 - Draft Housing Agreement Bylaw No. 3409.pdf - Attachment 12 - Draft Road Closure Bylaw No. 3444 - Portion of Moray Place.pdf - Attachment 13 - Sustainability Report Card (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 14 - ell-Being Design Guidelines orksheet (3121-3127 St. Johns St and 110-118 James Rd).pdf - Attachment 15 - Public Engagement Summary (3121-3127 St. Johns St and 110-118 James Rd).pdf
Final Approval Date:	Sep 15, 2024

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Sep 12, 2024

Michael Olubiyi, Manager of Development Planning - Sep 12, 2024

Kate Zanon, General Manager of Community Development - Sep 13, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Sep 13, 2024

Lindsay Todd, Manager of Communications and Engagement - Sep 13, 2024

Paul Rockwood, General Manager of Finance and Technology - Sep 14, 2024

Anna Mathewson, City Manager - Sep 15, 2024 - 1:00 PM

Anthem

Growing Places

Project: Purpose Built Rental Building with 180 Units
Existing Address: 3121 St Johns Street, Port Moody, BC
Existing Zoning: RM-1 (Semi-Detached and Townhouse), P2 Private Institutional
Proposed Zoning: CD based on CRM2 (Six Storey Mixed Use)
OCP Land Use Designation: Mixed Use Moody Centre
Development Permit Area: DPA 1 (Form and Character)

Date: July 28, 2023

City of Port Moody
100 Newport Drive
Port Moody**Error! Bookmark not defined.**
BC V3H 5C3

Dear Mayor, Council and Staff:

INTENT

Anthem and Integra Architecture are excited to present the revised application for the project located at 3121 – 3127 St Johns St, Port Moody, DP Application #REZ00028. Following mayor and council's decision on February 27th, our team has been working to incorporate the comments we received from the mayor and council members. We explored a variety of massing alternatives. Retaining a 6-storey form is crucial to the economic feasibility of the project. To address the concerns shared at Council the re-design focused on stepping the building back from St Johns Street, opening up the courtyard to allow for more sunlight, revising the architectural expression, as well as revisions to the interior layouts of the units. The design changes resulted in 0.2 decrease in FAR, a decrease of 2,246 square feet of floor area, and the loss of 11 residential rental homes. Changes to the interior of the building resulted in an increased percentage of family units (39.4% 2 bedrooms or greater) and adaptable units (59.4% of total units) provided. Additional pet friendly amenities have been integrated into the project in the form of a fenced pet relief area and an indoor pet wash facility in the parkade. We believe these changes will satisfy the concerns shared by the mayor and council at 1st reading. We believe the changes to the design will enhance the streetscape along St Johns Street, improve the livability of the units and deliver desperately needed rental homes we all can be proud of.

BUILDING MASSING

The original architectural concept had a straight vertical plane above the commercial space with balconies incorporated for each unit. Combined with a uniform retail storefront this created a street-wall effect and an unpleasant interface between the pedestrian realm and the building. To address these concerns we made a series of substantive changes to the fundamental massing and design of the building. First, we revised the retail storefront design by adding more interest and articulation to create visual variation and highlight the widened sidewalk and

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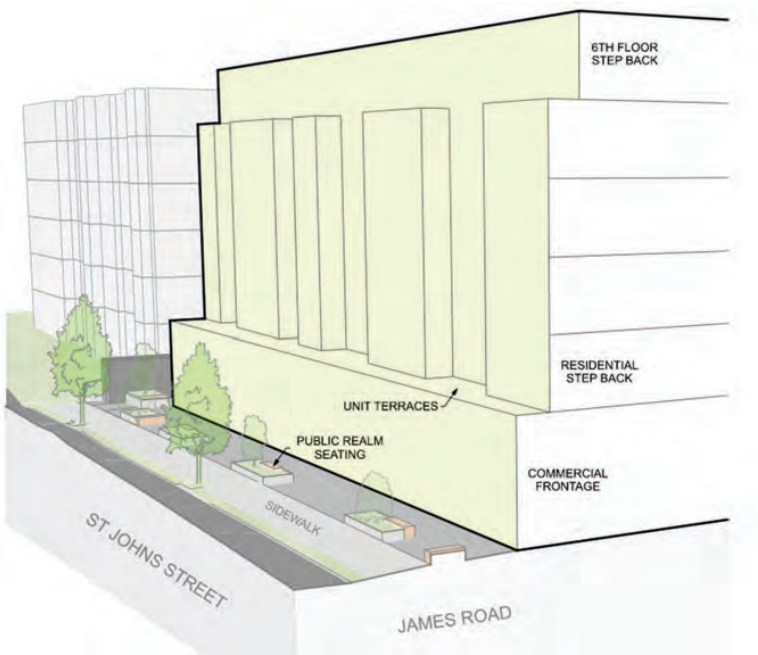
Anthem

Growing Places

extensive public realm improvements. Second, we made architectural changes to accentuate the stepback of the residential above the retail and the creation of private patios for the residents above. As part of this we also further pulled the building mass back from the corner of St Johns Street and James Road. Third, we added a subtle step back above the 5th floor of the building. The step back reduces the overall visual weight of the building, but was kept to a reasonable level to preserve the energy efficiency, constructability and livability of the homes on the 6th floor. To demonstrate our overall design approach we have created the a three dimensional section:



Council also share concerns regarding shadowing of the courtyard and penetration of sunlight. To address these concerns we have cut back the south portion of the building above the first level to widen the opening for sunlight to the courtyard. This allowed us to maintain amenity space on the first level and improve the courtyard experience, benefitting all future residents.

REVISED ARCHITECTURE AND DESIGN

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Building upon the major changes to the massing, architecture, building color and materials have been amended. To further reduce the visual weight of the building the roof overhang has been reduced significantly, allowing it to retain some visual interest at the roofline and provide some very modest weather protection for the 6th floor patios. The new design language of the building has resulted in architectural and visual changes to the storefronts, residential lobby and substantive changes to the interior suite designs. Based upon feedback we received from Council we have also consolidated 2 units in the southeast "elbow" of the courtyard, merging 2 units to create a new 2 bedroom and den adapatable home. The result of the changes to the massing and design is the loss of 2,246 square feet of residential density and 11 secured rental units.

UNIT MIX

Original Unit Mix	Revised Unit Mix
• 12 Studio Units (6.3%) • 119 1-Bedroom Units (62.3%) • 40 2-Bedroom Units (20.9%) • 20 3-Bedroom Units (10.5%) Total: 191 units	• 6 Studio Units (3.3%) • 103 1-Bedroom Units (57.2%) • 56 2-Bedroom Units (31.1%) • 15 3-Bedroom Units (8.3%) Total: 180 units
• 31.4% family units • 50% adaptable	• 39.4% family units • 59.4% adaptable

Our goal in the redesign was to incorporate more family friendly units and adaptable units, focusing on improving liveability in the building. The focus on 2- and 3-bedroom units will provide more opportunities for families and couples to find rental housing in the City of Port Moody. Increasing the number of adaptable units will promote aging in place and those who require additional assistance.

PUBLIC ART

The location of a future art piece has been selected at the corner of St. Johns Street and James Road. The future art installation at the corner of St. Johns Street and James road will provide a vibrant, highly visible art piece that the

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85
Attachment 1
Considered at the December 17, 2024, Special Council meeting
362
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
399
Attachment 1
Considered at the September 24, 2024, Regular Council meeting
355
Attachment 1

public and residents will be able to enjoy. The initial concept of the art installation will take the form of a sculpture with the opportunity to expand the art installation onto the face of the building, potentially in the form of a complimentary mural. The intent is to create a piece that incorporates wayfinding, local history and culture. Anthem is prepared to provide a generous contribution of $250,000 towards the creation, installation and maintenance of this art piece. An artist and the art piece will be selected with the assistance of a public art consultant and the City of Port Moody's Cultural Services team. Preliminary discussions have commenced between the City of Port Moody, Anthem and Ballard Fine Art Consulting.

ADDITIONAL STORAGE

Additional dens and residential storage were incorporated into the redesign. These elements were a focus when reviewing the unit mix, floors plans and unit plans. While completing the redesign our goal was to incorporate more dens providing residents with the flexibility to have a designated work space in their home or additional storage space. The revised design features additional residential storage on level 1 and 2.

PET FRIENDLY AMENITIES

The original design did not include any pet friendly amenities. The revised design incorporates 755 square feet of pet friendly amenities across the project. A pet relief area is now incorporated in the southeast corner of the site, as well as a dog wash station on level 2 of the underground parkade. The pet relief area provides a separate amenity space that minimizes the potential noise and odor impact on residents from this type of amenity. It will offer another opportunity for residents to socialize with one-another. In addition, a dog wash station was incorporated into the underground parkade to provide residents with a friendly space to wash and groom their animals.

We look forward to your feedback and continuing to work with the City of Port Moody.

Sincerely,

Isaac Beall
Vice President, Development
Anthem Properties

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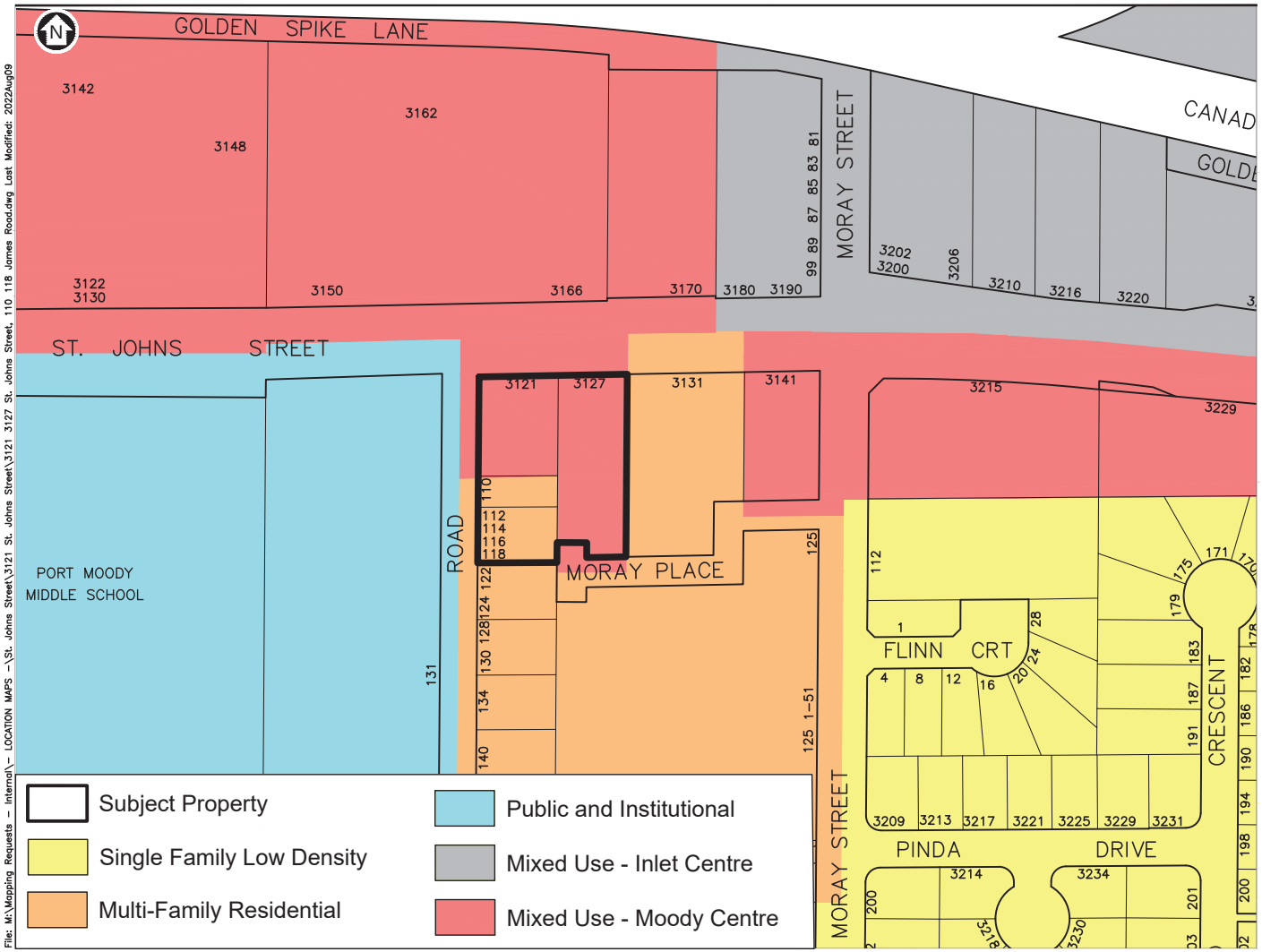
Attachment 2

LOCATION MAP - 3121-3127 St. Johns St, 110-118 James Rd

SUBJECT PROPERTY

Attachment 3

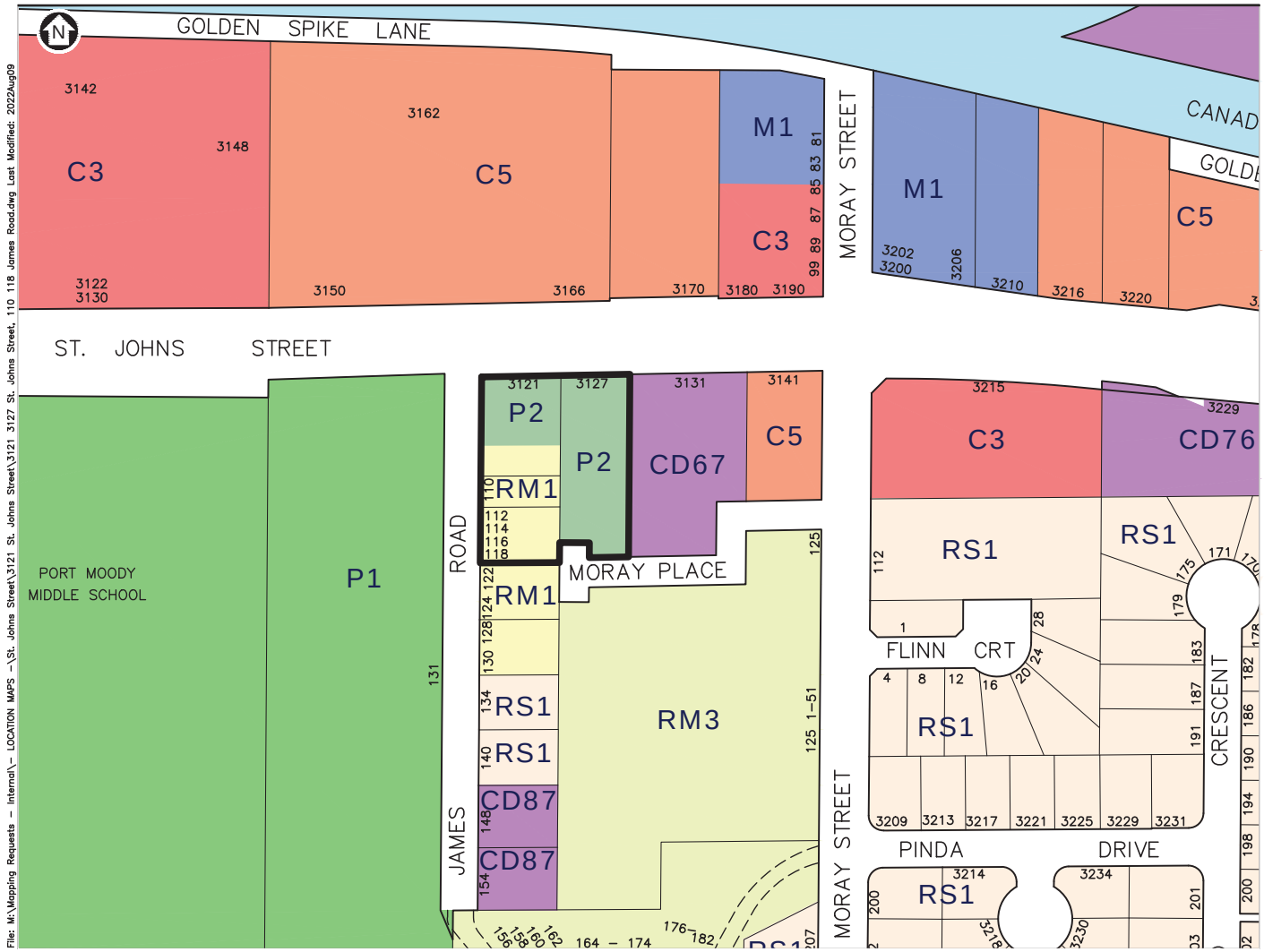
OCP MAP - 3121-3127 St. Johns Street, 110-118 James Road



Attachment 4

ZONING MAP - 3121-3127 St. Johns St, 110-118 James Rd

SUBJECT PROPERTY



File: M:\Mapping Requests - Internal\- LOCATION MAPS -\St. Johns Street\3121 St. Johns Street\3121 3127 St. Johns Street, 110 118 James Road.dwg Last Modified: 2022Aug09

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

DRAWING LIST:

Cover		
A-0.000	Cover	
A-0.100	Data	
A-0.200	Zoning / OCP	
A-0.201	Site Context Plan	
A-0.202	Site Context Photos	
A-0.203	Step Back Diagram	
A-0.204	Step Back Diagram - East	
A-0.205	Volume Reduction Diagram	
A-0.206	Volume Reduction Diagram	
A-0.400	Perspectives	
A-0.401	Perspectives	
A-0.402	Perspectives	
A-0.403	Perspectives	
A-0.404	Perspectives	
A-0.405	Perspectives	
A-0.406	Perspectives	
A-0.407	Perspectives	
Site		
A-1.100	Survey (Reference)	1/16" = 1'-0"
A-1.200	Site Plan	1/16" = 1'-0"
A-1.300	Fire Department Access Plan	1/16" = 1'-0"
Plans		
A-2.010	Level P2 Parking Plan	1/16" = 1'-0"
A-2.020	Level P1 Parking Plan	1/16" = 1'-0"
A-2.100	Level 1 Floor Plan	1/16" = 1'-0"
A-2.200	Level 2 Floor Plan	1/16" = 1'-0"
A-2.300	Level 3 Floor Plan	1/16" = 1'-0"
A-2.400	Level 4 Floor Plan	1/16" = 1'-0"
A-2.500	Level 5 Floor Plan	1/16" = 1'-0"
A-2.600	Level 6 Floor Plan	1/16" = 1'-0"
A-2.700	Roof Plan	1/16" = 1'-0"
Enlarged Plans		
A-3.100	Unit Plans	
A-3.101	Unit Plans	
A-3.102	Unit Plans	
A-3.103	Unit Plans	
A-3.104	Unit Plans	
A-3.105	Unit Plans	
A-3.106	Unit Plans	
A-3.107	Unit Plans	
Elevations		
A-4.000	Street Elevations	1/16" = 1'-0"
A-4.100	North Elevation	1/8" = 1'-0"
A-4.110	West Elevation	1/8" = 1'-0"
A-4.120	South Elevation	1/8" = 1'-0"
A-4.130	East Elevation	1/8" = 1'-0"
A-4.140	North Courtyard Elevation	1/8" = 1'-0"
A-4.150	West Courtyard Elevation	1/8" = 1'-0"
A-4.160	South Courtyard Elevation	1/8" = 1'-0"
Sections		
A-5.110	Building Sections	1/8" = 1'-0"
A-5.120	Building Sections	1/8" = 1'-0"
A-5.130	Building Sections	1/8" = 1'-0"
Supplemental		
A-8.100	Materials & Finishes	
A-8.300	Shadow Study	
A-8.300	Shadow Study	

CONTACT LIST:

Client	Anthem Properties Group Ltd. Suite 1100 Bentall IV Box 49005 1055 Dunsmuir Street Vancouver BC Canada V7X 1G4	Isaac Neal Rob Blackwell	604.339.6967
Architect	Integra Architecture Inc. 2330-200 Granville Street Vancouver BC, V6C 1S4	Shamus Sacha	604.696.4220x515

ARCHITECTURAL DRAWING ISSUES:

2022-J5-27	Issue 1 - RZ/DP Submission
2023-J4-13	Issue 2 - RZ/DP Resubmission
2023-J6-11	Issue 3 - RZ/DP Resubmission
2024-J6-19	Issue 4 - RZ/DP Resubmission

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[PROJECT TEAM]

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
2024-08-22

[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

[TITLE]
Cover

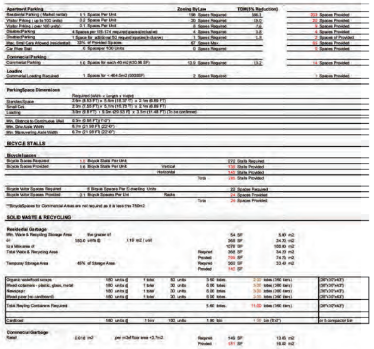
[PROJECT] 20560
[SCALE]
[DATE] Thursday, August 22, 2024
[ISSUE] COORDINATION
[DRAWING] A-0.000

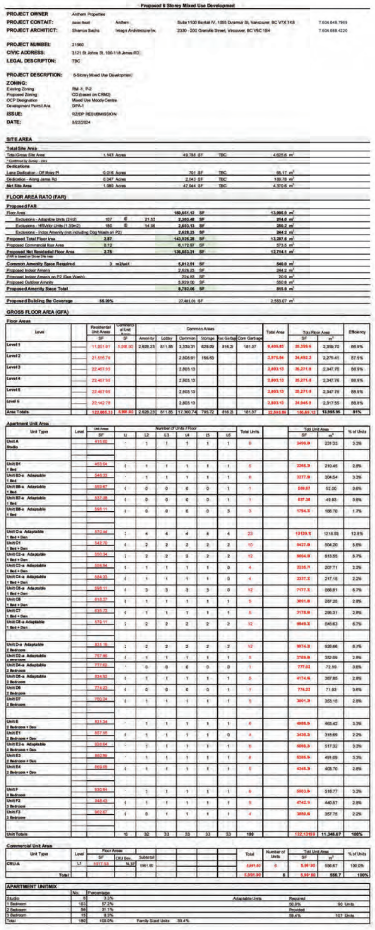
ST JOHNS STREET | 3121 ST JOHNS ST PORT MOODY BC

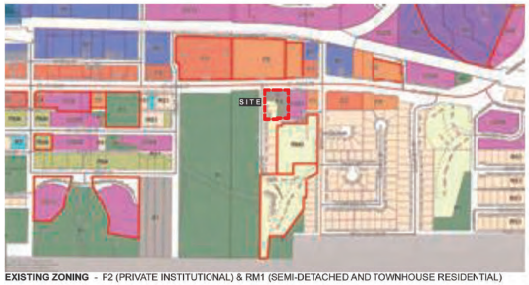
COORDINATION

Thursday, August 22, 2024
Drawings Not to Scale Unless Printed on 24" x 36" Paper

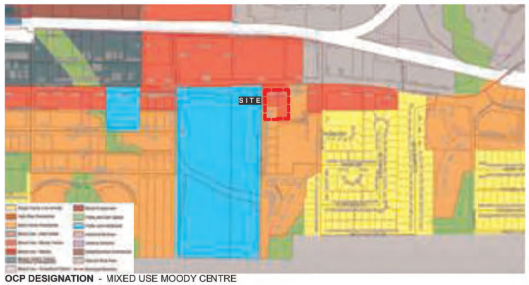
Attachment 5A







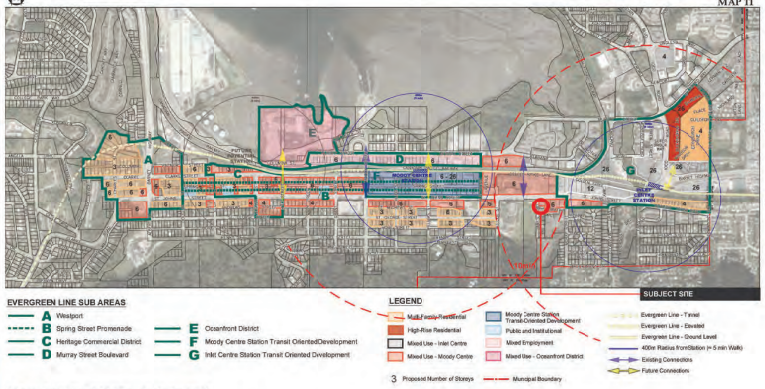
EXISTING ZONING - F2 (PRIVATE INSTITUTICNAL) & RM1 (SEMI-DETACHED AND TOWNHOUSE RESIDENTIAL)



OCP DESIGNATION - MIXED USE MOODY CENTRE

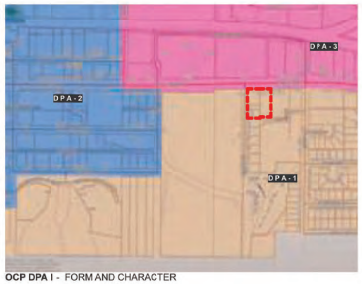
ENVIRONMENTAL - ESA AND WATERCOURSES

OFFICIAL COMMUNITY PLAN
EVERGREEN LINE SUB-AREAS
MAP 11



OCP MAP 11 - EVERGREEN LINE SUB AREAS

PROJECT LOCATED OUTSIDE OF DESIGNATED EVERGREEN LINE SUB-AREAS
ESTIMATED 10 MIN WALK TO INLET CENTRE STATION



OCP DPA I - FORM AND CHARACTER

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Zoning / OCP

20560

Thursday, August 22, 2024

COORDINATION

A-0.200

Attachment 1

Considered at the December 17, 2024, Special Council meeting

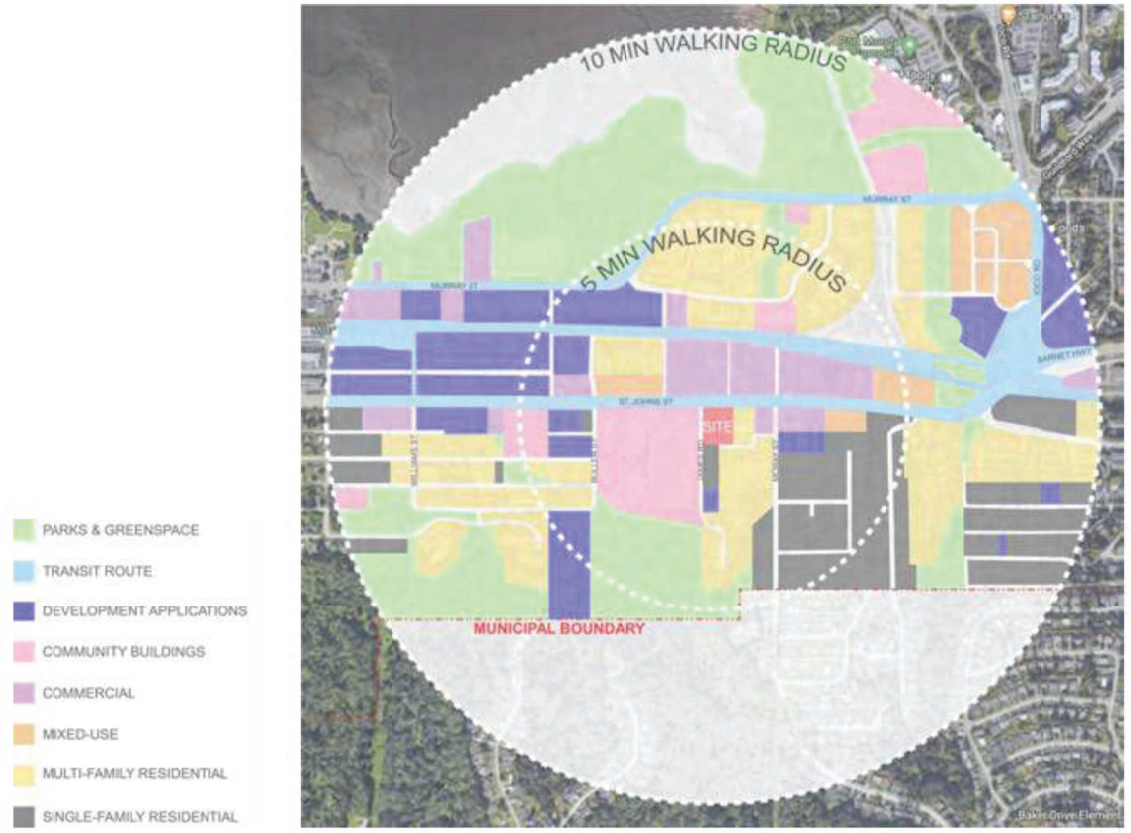
Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A



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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Site Context Plan

20560

Thursday, August 22, 2024

COORDINATION

A-0.201

SITE CONTEXT - AERIAL VIEW NORTH

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Site Context Photos

20560

Thursday, August 22, 2024

COORDINATION

A-0.202

Attachment 1

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Attachment 1

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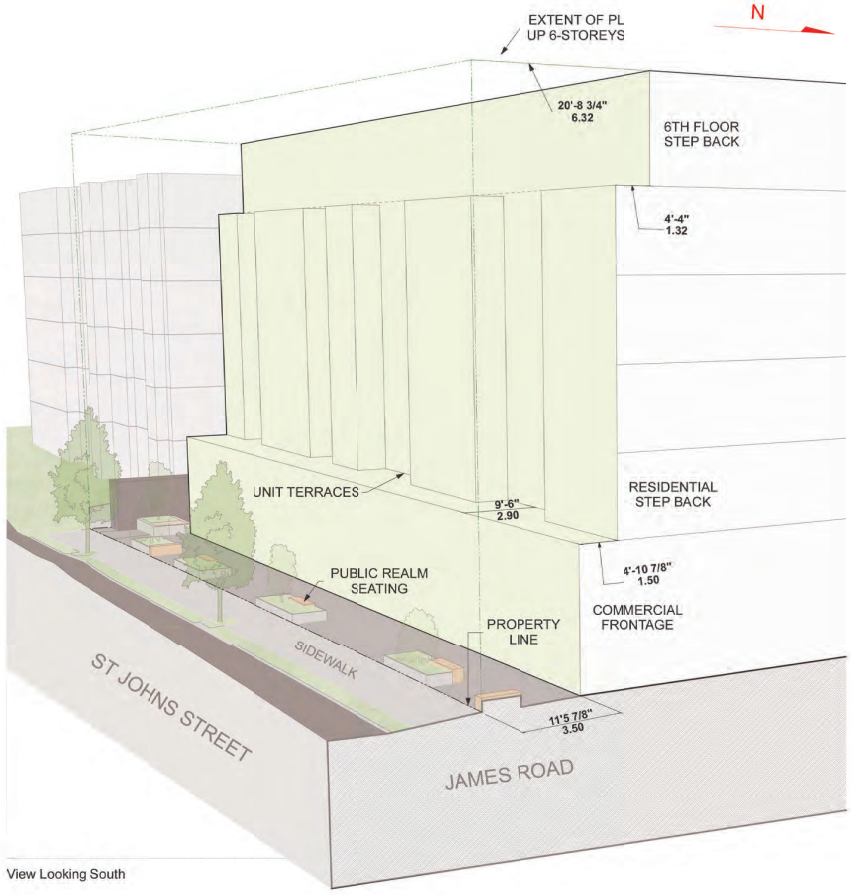
Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A



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Telephone: 604 688 4220

ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Step Back
Diagram

20560

Thursday, August 22, 2024

COORDINATION

A-0.203

Attachment 1

Considered at the December 17, 2024, Special Council meeting

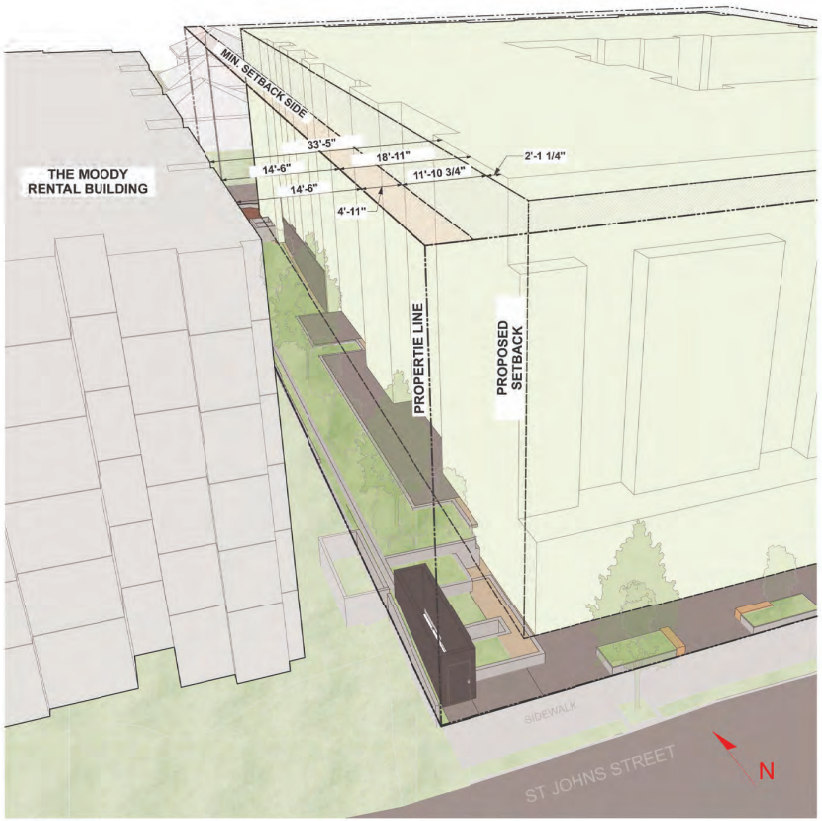
Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A



View Looking South

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Telephone: 604 688 4220

ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Step Back
Diagram - East

20560

Thursday, August 22, 2024

COORDINATION

A-0.204

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

Volume Reduction Diagram - James Rd

Legend

Massing from Previous DP Submission

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Volume Reduction Diagram

20560

Thursday, August 22, 2024

COORDINATION

A-0.205

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

Volume Reduction Diagram - Corner of St. John's St & Jarres Rd

Legend

Massing from Previous DP Submission

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Volume Reduction Diagram

20560

Thursday, August 22, 2024

COORDINATION

A-0.206

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

1 St. John's St - View of Looby

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[PROJECT TEAM]

REGISTERED ARCHITECT
2024-08-22

[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

[TITLE]
Perspectives

[PROJECT]
20560

[SCALE]

[DATE]
Thursday, August 22, 2024

[ISSUED]
COORDINATION

[DRAWING]
A-0.400

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

1 St. John's St - Elevation View

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Perspectives

20560

Thursday, August 22, 2024

COORDINATION

A-0.401

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

1 Corner of St. John's St & James Rd

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Perspectives

20560

Thursday, August 22, 2024

COORDINATION

A-0.402

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

1 James Rd - Elevation View

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Perspectives

20560

Thursday, August 22, 2024

COORDINATION

A-0.403

1 Moray Place - South Elevation

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Perspectives

20560

Thursday, August 22, 2024

COORDINATION

A-0.404

Attachment 5A

1 Courtyard - Looking East

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ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

Perspectives

20560

Thursday, August 22, 2024

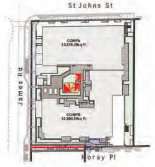
COORDINATION

A-0.405

1 Courtyard - Looking South-West

2 Courtyard - Looking North-West

3 Courtyard - Amenity Entrances



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ANTHEM PROPERTIES

ST JOHNS STREET

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Perspectives

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Thursday, August 22, 2024

COORDINATION

A-0.406

1 Residential Lobby

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

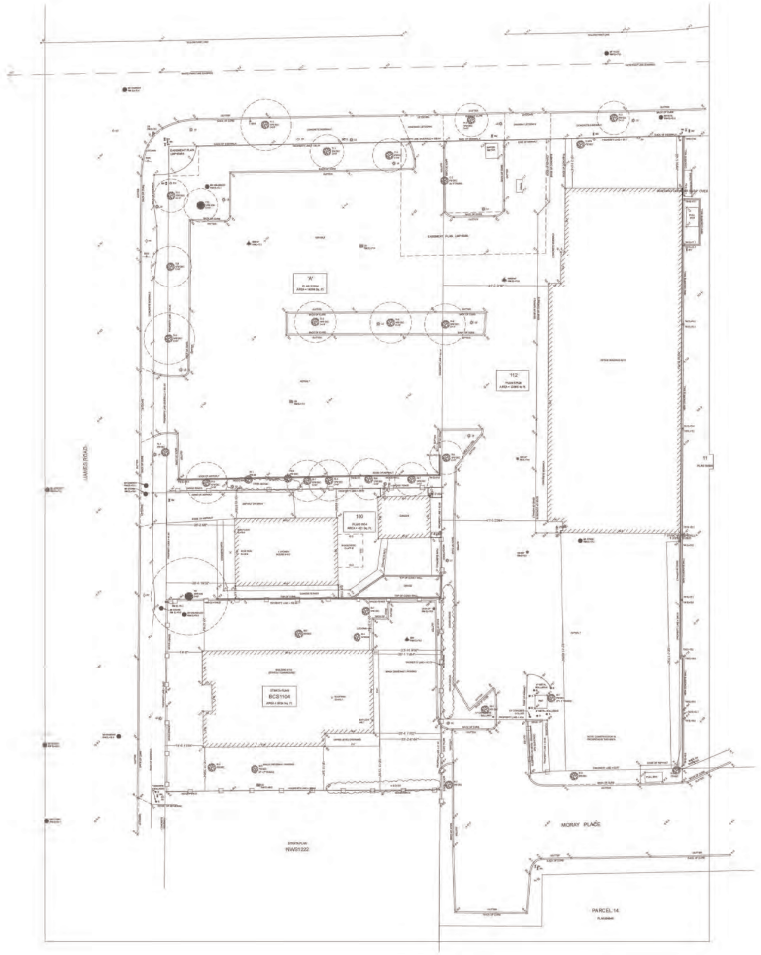
Perspectives

20560

Thursday, August 22, 2024

COORDINATION

A-0.407



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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Survey
(Reference)

20560

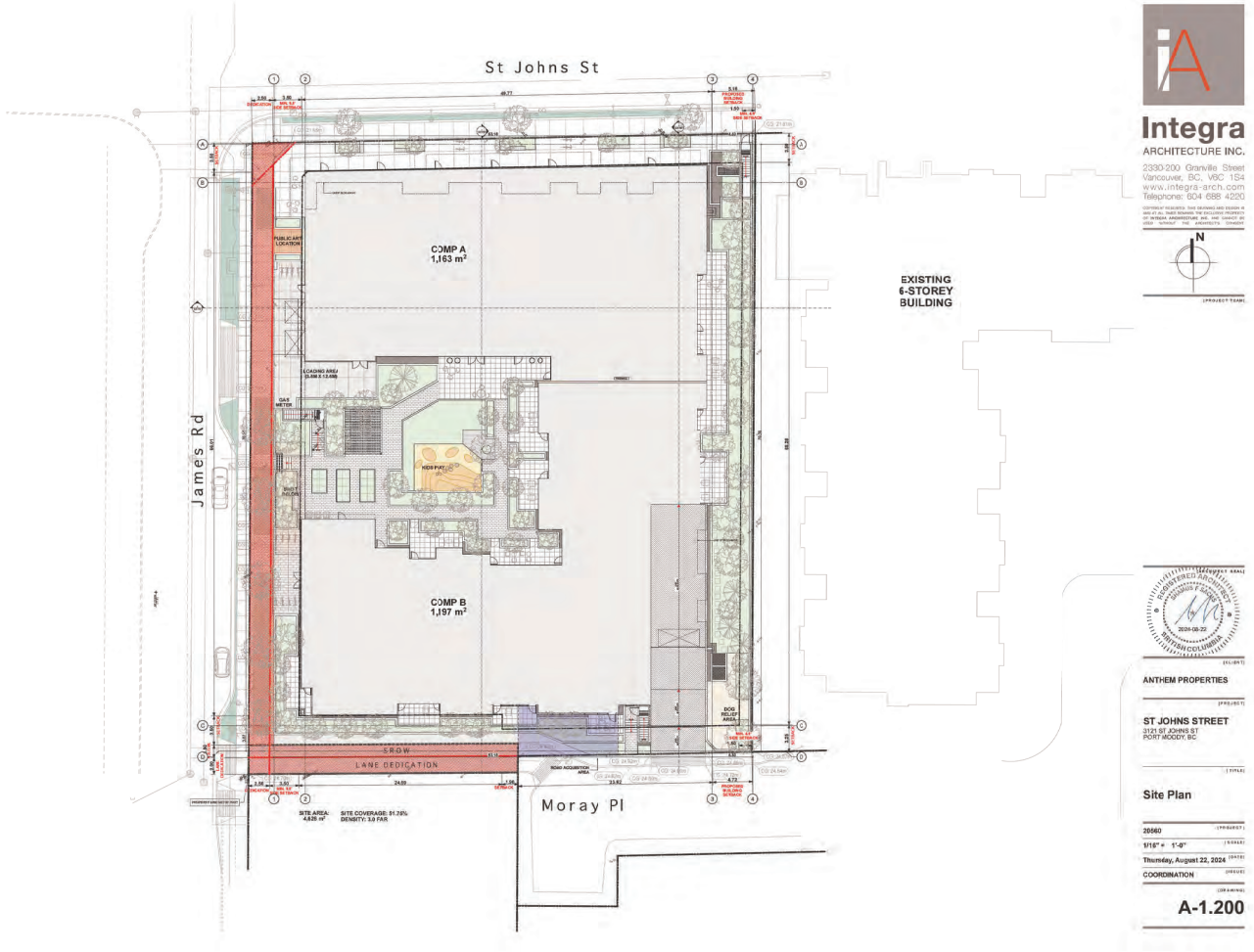
1/16" = 1'-0"

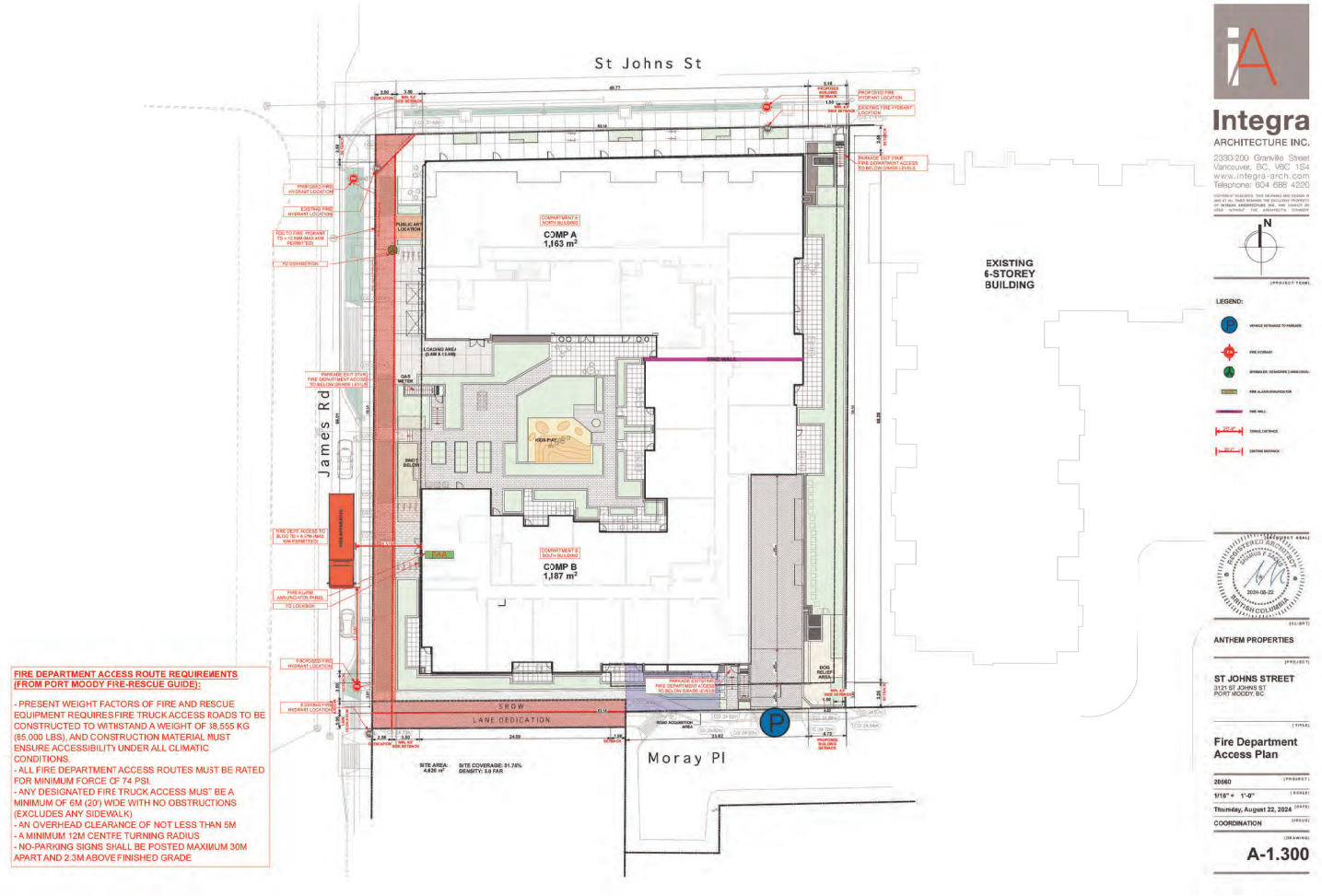
Thursday, August 22, 2024

COORDINATION

A-1.100

Attachment 5A




St Johns St
James's Rd
Moray Pl
COMP A
1,163 m²
COMP B
1,187 m²
EXISTING
6-STOREY
BUILDING
SROW
LANE DEDICATION
FIRE DEPARTMENT ACCESS ROUTE REQUIREMENTS (FROM PORT MOODY FIRE-RESCUE GUIDE):
- PRESENT WEIGHT FACTORS OF FIRE AND RESCUE EQUIPMENT REQUIRES FIRE TRUCK ACCESS ROADS TO BE CONSTRUCTED TO WITHSTAND A WEIGHT OF 38,555 KG (85,000 LBS), AND CONSTRUCTION MATERIAL MUST ENSURE ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
- ALL FIRE DEPARTMENT ACCESS ROUTES MUST BE RATED FOR MINIMUM FORCE OF 74 PSI.
- ANY DESIGNATED FIRE TRUCK ACCESS MUS" BE A MINIMUM OF 6M (20') WIDE WITH NO OBSTRUCTIONS (EXCLUDES ANY SIDEWALK).
- AN OVERHEAD CLEARANCE OF NOT LESS THAN 5M
- A MINIMUM 12M CENTRE TURNING RADIUS
- NO-PARKING SIGNS SHALL BE POSTED MAXIMUM 30M APART AND 2.3M ABOVE FINISHED GRADE
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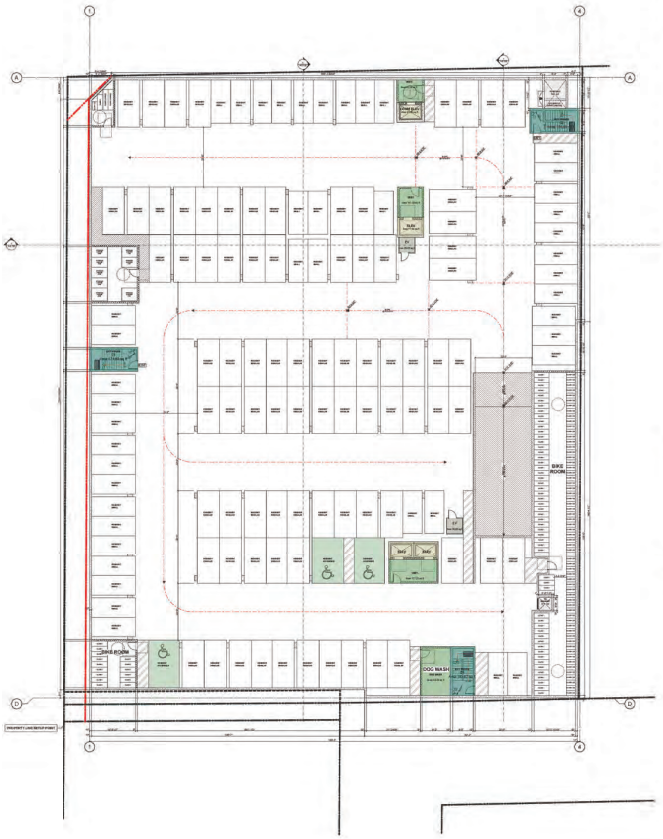
LEGEND:
ANTHEM PROPERTIES
ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC
Fire Department Access Plan
20560
1/16" = 1'-0"
Thursday, August 22, 2024
COORDINATION
A-1.300

Attachment 5A



LOCKERS			
	LEVEL	TYPE	
STORAGE	Level P2 Parking Plan	STORAGE LOCKER 4'X6'	
			6
STORAGE	Level P2 Parking Plan	STORAGE LOCKER 5'X6'	
			2
STORAGE	Level 1 Floor Plan	STORAGE LOCKER 4'X5'	
			14
			22

BICYCLES			
	LEVEL	TYPE	SUBTYPE
BICYCLES	Level P2 Parking Plan	CLASS 1	
			72
BICYCLES	Level P2 Parking Plan	CLASS 1 (CAR...	
			2
BICYCLES	Level P2 Parking Plan	CLASS 1 (V)	
			64
BICYCLES	Level P1 Parking Plan	CLASS 1	
			71
BICYCLES	Level P1 Parking Plan	CLASS 1 (V)	
			72
			281

PARKING SUMMARY			
	TYPE	SUBTYPE	
PARKING, Level P1 Parking Plan			
	COMMERCIAL	REGULAR	
			7
	COMMERCIAL	SMALL	
			7
	RESIDENT	ACCESSIBLE	
			2
	RESIDENT	REGULAR	
			51
	RESIDENT	SMALL	
			21
	VISTOR	ACCESSIBLE	
			1
	VISTOR	REGULAR	
			15
	VISTOR	SMALL	
			13
			117

PARKING P2			
	TYPE	SUBTYPE	
PARKING, Level P2 Parking Plan			
	RESIDENT	ACCESSIBLE	
			3
	RESIDENT	REGULAR	
			82
	RESIDENT	SMALL	
			44
			129

*ALL STALLS TO BE READY FOR EV CHARGING LEVEL 2 WITH 21 RESIDENTIAL STALLS TO BE FULLY COMPLETE WITH CHARGING STATIONS, TYPE OF STATION TO BE CONFIRMED.

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ANTHEM PROPERTIES

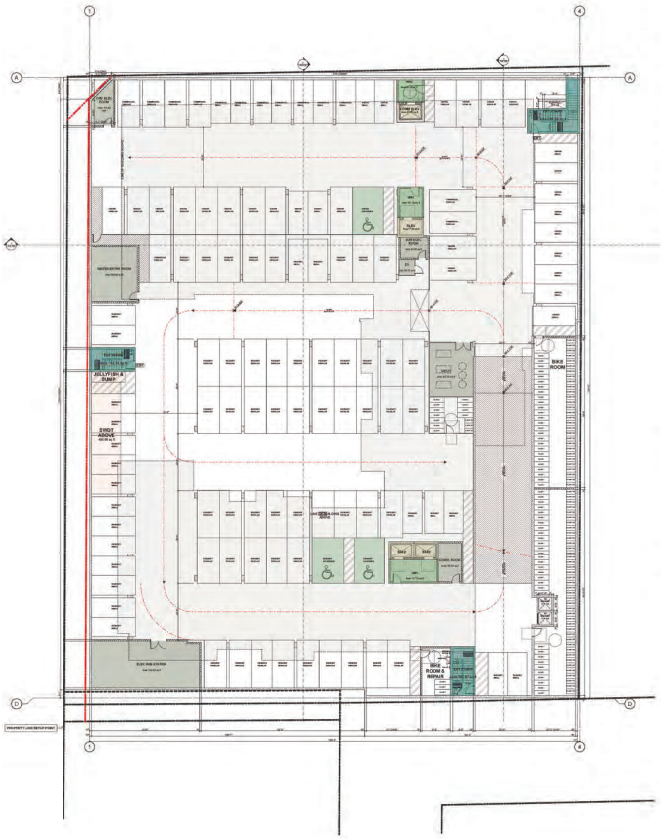
ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Level P2 Parking Plan

20560
1/16" = 1'-0"
Thursday, August 22, 2024
COORDINATION

A-2.010

Attachment 5A



LOCKERS			
	LEVEL	TYPE	
STORAGE	Level P2 Parking Plan	STORAGE LOCKER 4'X6'	
			6
STORAGE	Level P2 Parking Plan	STORAGE LOCKER 5'X6'	
			2
STORAGE	Level 1 Floor Plan	STORAGE LOCKER 4'X5'	
			14
			22

BICYCLES			
	LEVEL	TYPE	SUBTYPE
BICYCLES	Level P2 Parking Plan	CLASS 1	
			72
BICYCLES	Level P2 Parking Plan	CLASS 1 (CAR...	
			2
BICYCLES	Level P2 Parking Plan	CLASS 1 (V)	
			64
BICYCLES	Level P1 Parking Plan	CLASS 1	
			71
BICYCLES	Level P1 Parking Plan	CLASS 1 (V)	
			72
			281

PARKING SUMMARY		
	TYPE	SUBTYPE
PARKING, Level P1 Parking Plan		
	COMMERCIAL	REGULAR
		7
	COMMERCIAL	SMALL
		7
	RESIDENT	ACCESSIBLE
		2
	RESIDENT	REGULAR
		51
	RESIDENT	SMALL
		21
	VISITOR	ACCESSIBLE
		1
	VISITOR	REGULAR
		15
	VISITOR	SMALL
		13
		117

PARKING P2		
	TYPE	SUBTYPE
PARKING, Level P2 Parking Plan		
	RESIDENT	ACCESSIBLE
		3
	RESIDENT	REGULAR
		82
	RESIDENT	SMALL
		44
		129

*ALL STALLS TO BE READY FOR EV CHARGING LEVEL 2 WITH 21 RESIDENTIAL STALLS TO BE FULLY COMPLETE WITH CHARGING STATIONS, TYPE OF STATION TO BE CONFIRMED.

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N

[PROJECT TEAM]

[CLIENT]

ANTHEM PROPERTIES

[PROJECT]

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

[TITLE]

Level P1 Parking Plan

20560 [PROJECT #]

1/16" = 1'-0" [SCALE]

Thursday, August 22, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.020

Attachment 1

Considered at the December 17, 2024, Special Council meeting

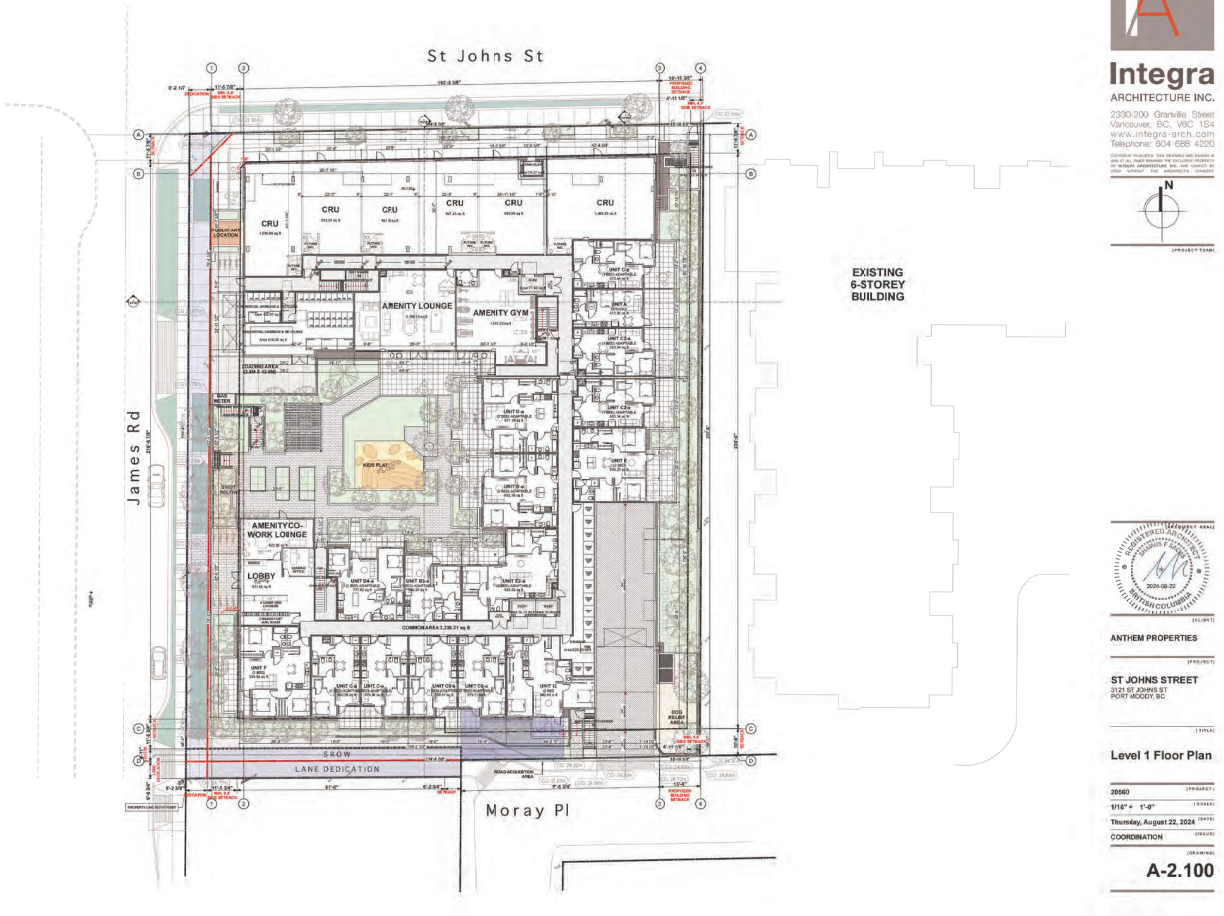
Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A



Attachment 5A

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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Level 2 Floor Plan

20560
1/16" = 1'-0"
Thursday, August 22, 2024
COORDINATION

A-2.200

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Level 3 Floor Plan

20560

1/16" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-2.300

Attachment 5A

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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Level 4 Floor Plan

20560

1/16" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-2.400

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Level 5 Floor Plan

20560
1/16" = 1'-0"
Thursday, August 22, 2024
COORDINATION

A-2.500

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5A

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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Level 6 Floor Plan

20560

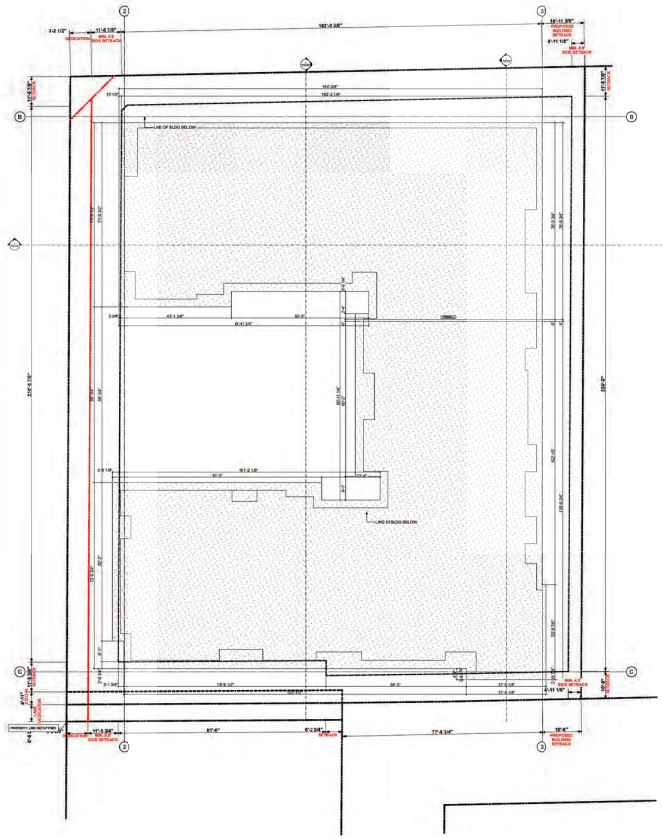
1/16" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-2.600

Attachment 5A



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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Roof Plan

20560

1/16" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-2.700

Attachment 1

Considered at the December 17, 2024, Special Council meeting

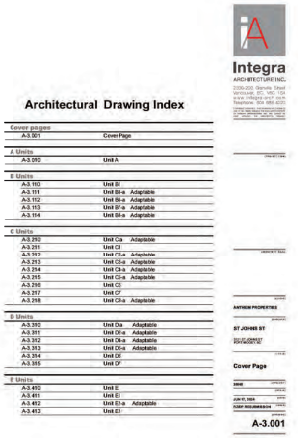
Attachment 1

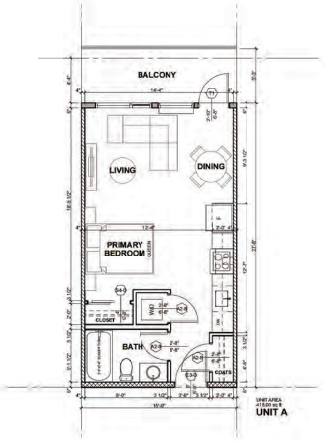
Considered at the October 22, 2024, Regular Council meeting

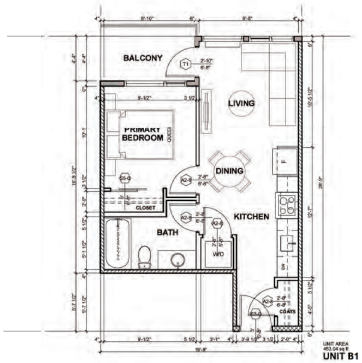
Attachment 1

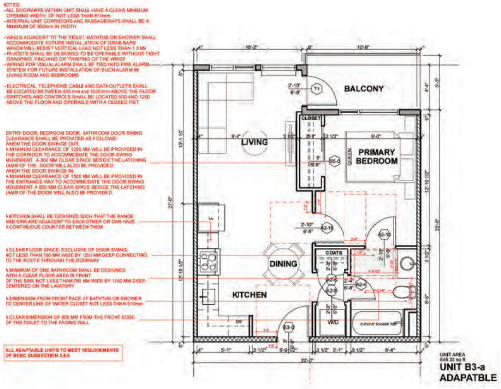
Considered at the September 24, 2024, Regular Council meeting

Attachment 5B









Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5B

Attachment 1

Considered at the December 17, 2024, Special Council meeting

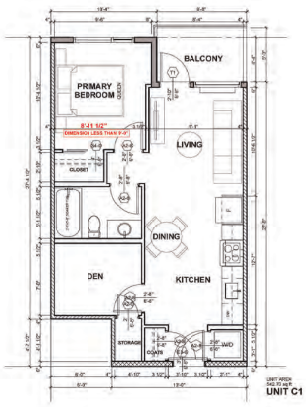
Attachment 1

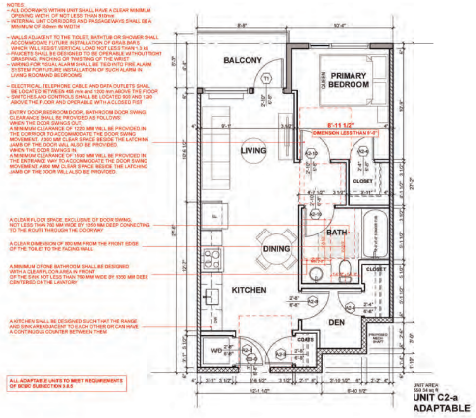
Considered at the October 22, 2024, Regular Council meeting

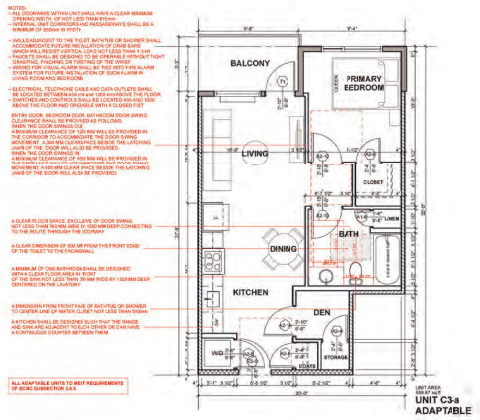
Attachment 1

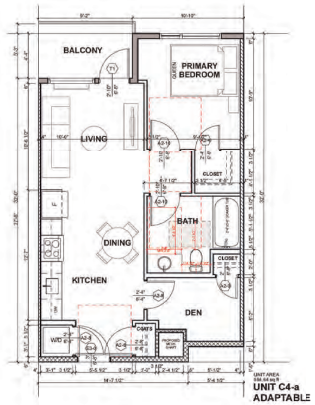
Considered at the September 24, 2024, Regular Council meeting

Attachment 5B









Attachment 1

Considered at the December 17, 2024, Special Council meeting

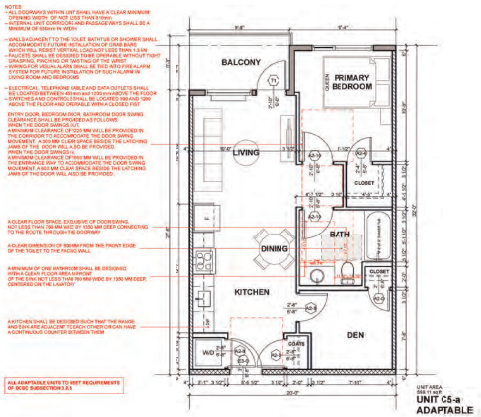
Attachment 1

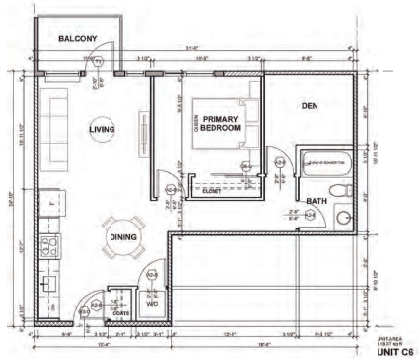
Considered at the October 22, 2024, Regular Council meeting

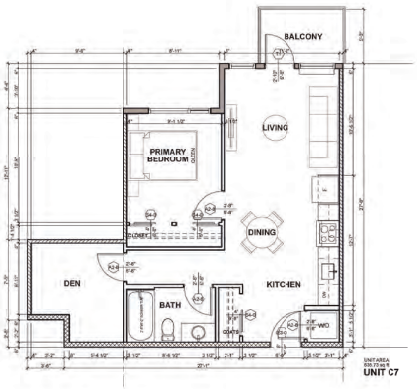
Attachment 1

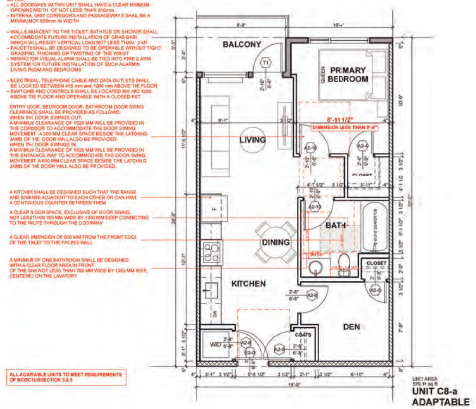
Considered at the September 24, 2024, Regular Council meeting

Attachment 5B









Attachment 1

Considered at the December 17, 2024, Special Council meeting

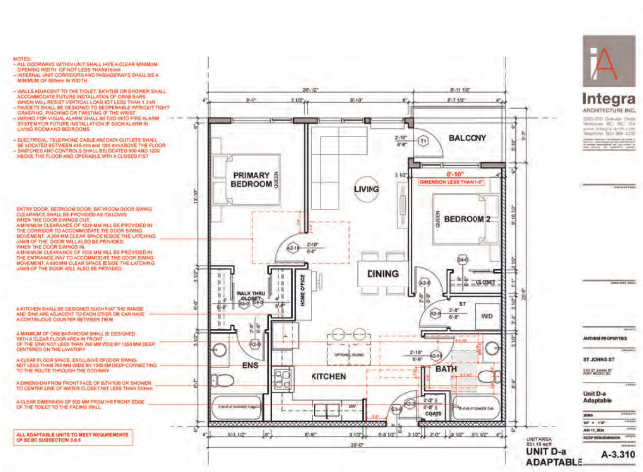
Attachment 1

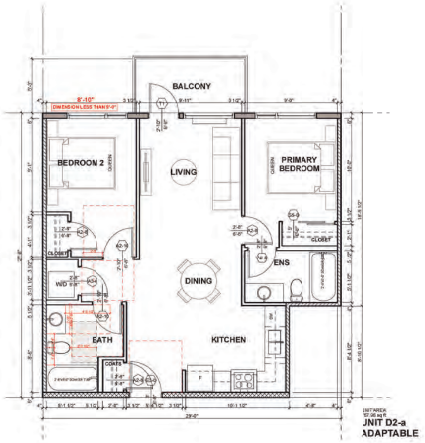
Considered at the October 22, 2024, Regular Council meeting

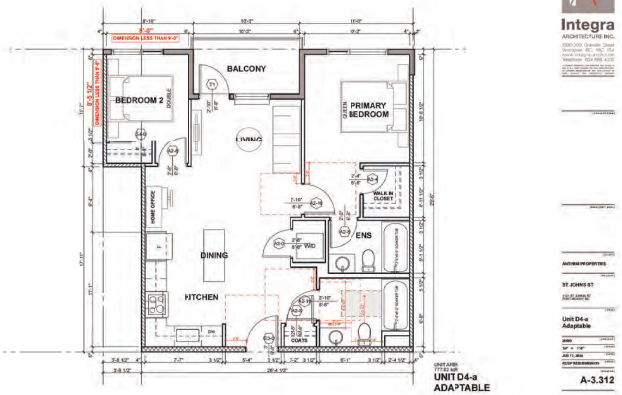
Attachment 1

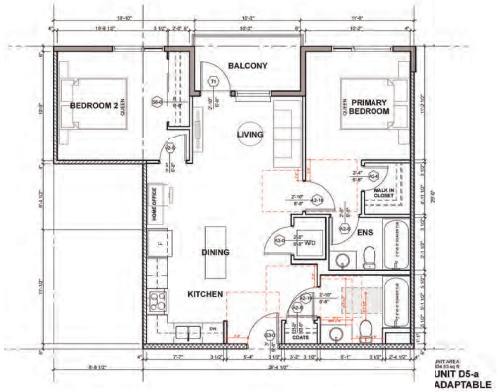
Considered at the September 24, 2024, Regular Council meeting

Attachment 5B









Considered at the December 17, 2024, Special Council meeting

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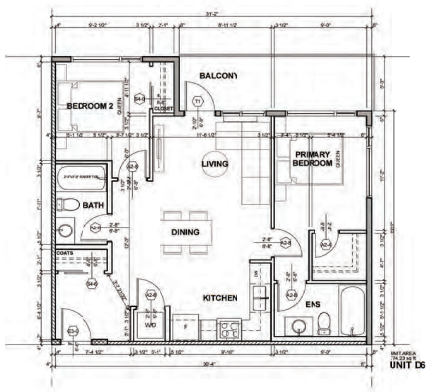
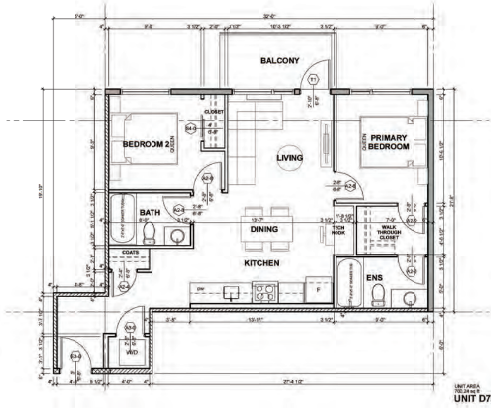
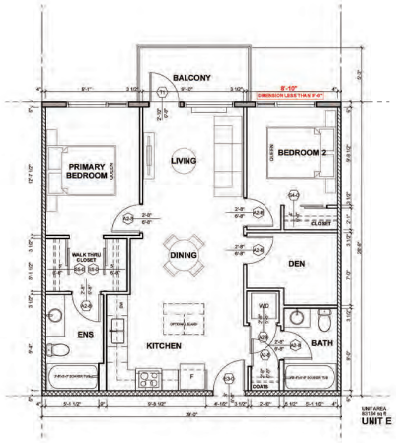
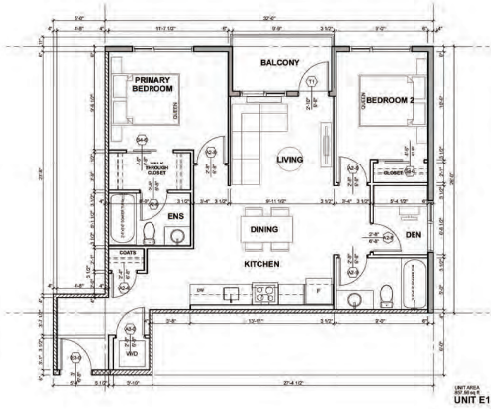
Attachment 5B









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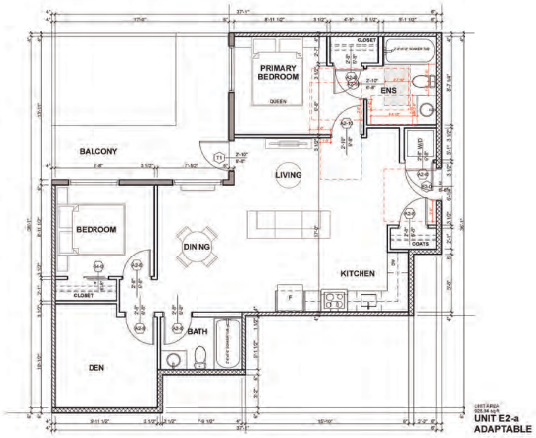

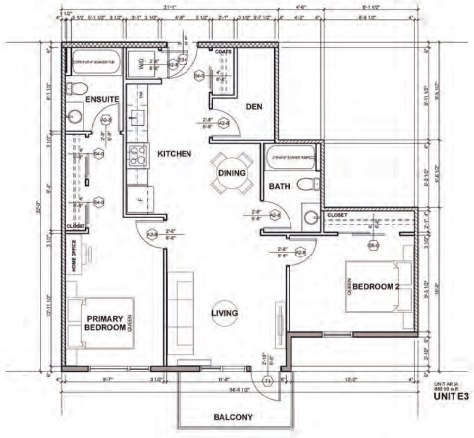

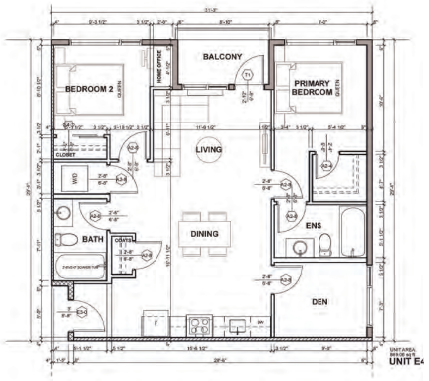

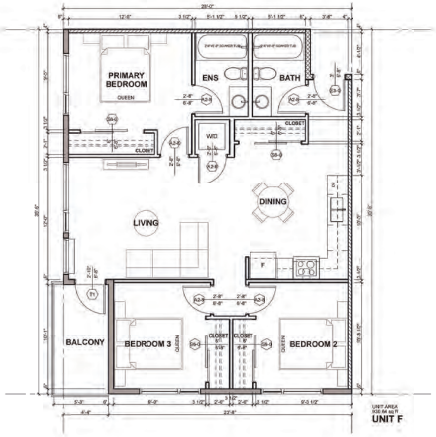

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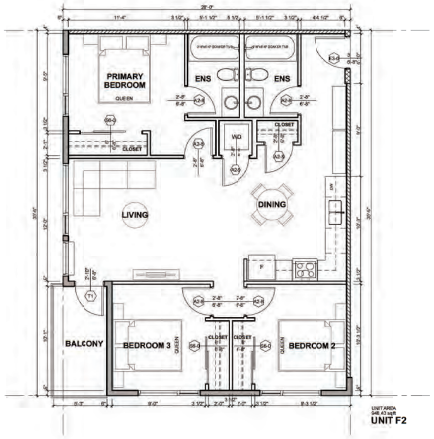

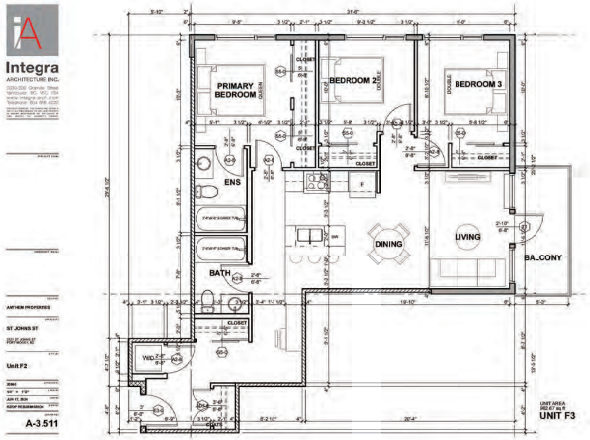

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Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

Attachment 5B

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Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5B

1 NORTH ELEVATION

MATERIAL AND COLOUR LEGEND

Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

North Elevation

20560

1/8" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-4.100

COMPARTMENT A
COURTYARD
COMPARTMENT B
SETBACK
PROPERTY LINE
NEW PROPERTY LINE - LANE DEDICATION
NEW SIDEWALK & LANE
CRU
PUBLIC ART LOCATION
FBC
COMMERCIAL GARBAGE ROOM
RESIDENTIAL GARBAGE ROOM
LOADING SPACE
PARKADE EXIT STAIR
COURTYARD ENTRY
RESIDENTIAL LOBBY
1 WEST ELEVATION
MATERIAL AND COLOUR LEGEND
Integra
ARCHITECTURE INC.
ANTHEM PROPERTIES
ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC
West Elevation
20560
1/8" = 1'-0"
Thursday, August 22, 2024
COORDINATION
A-4.110

1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

Integra
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Vancouver, BC, V6C 1S4
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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

South Elevation

20560

1/8" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-4.120

1 EAST ELEVATION

MATERIAL AND COLOUR LEGEND

Integra
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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

East Elevation

20560

1/8" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-4.130

1 NORTH COURTYARD ELEVATION

MATERIAL AND COLOUR LEGEND

Integra
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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

North Courtyard Elevation

20560

1/8" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-4.140

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

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Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5B

1 WEST COURTYARD ELEVATION

MATERIAL AND COLOUR LEGEND

Integra
ARCHITECTURE INC.
#330-200 Granville Street
Vancouver, BC, V6C 1S4
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Telephone: 604 688 4220

ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

West Courtyard Elevation

20560

1/8" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-4.150

1 SOUTH COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL AND COLOUR LEGEND

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ANTHEM PROPERTIES

ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

South Courtyard Elevation

20560

1/8" = 1'-0"

Thursday, August 22, 2024

COORDINATION

A-4.160

Attachment 1

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Attachment 1

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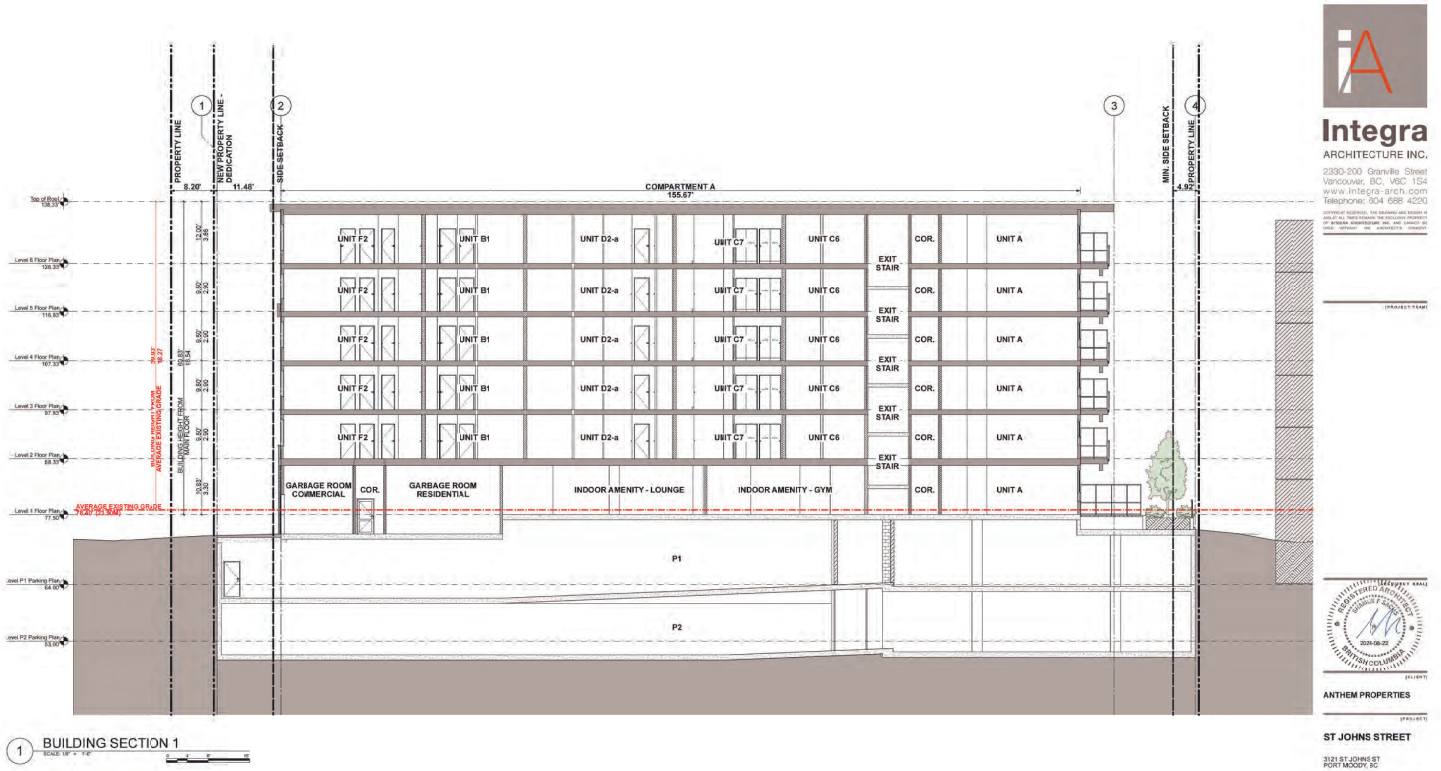
Attachment 5B



1 BUILDING SECTION 1

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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Building Sections

20560
1/8" = 1'-0"
Thursday, August 22, 2024
COORDINATION

A-5.110

Attachment 1

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Attachment 1

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Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5B

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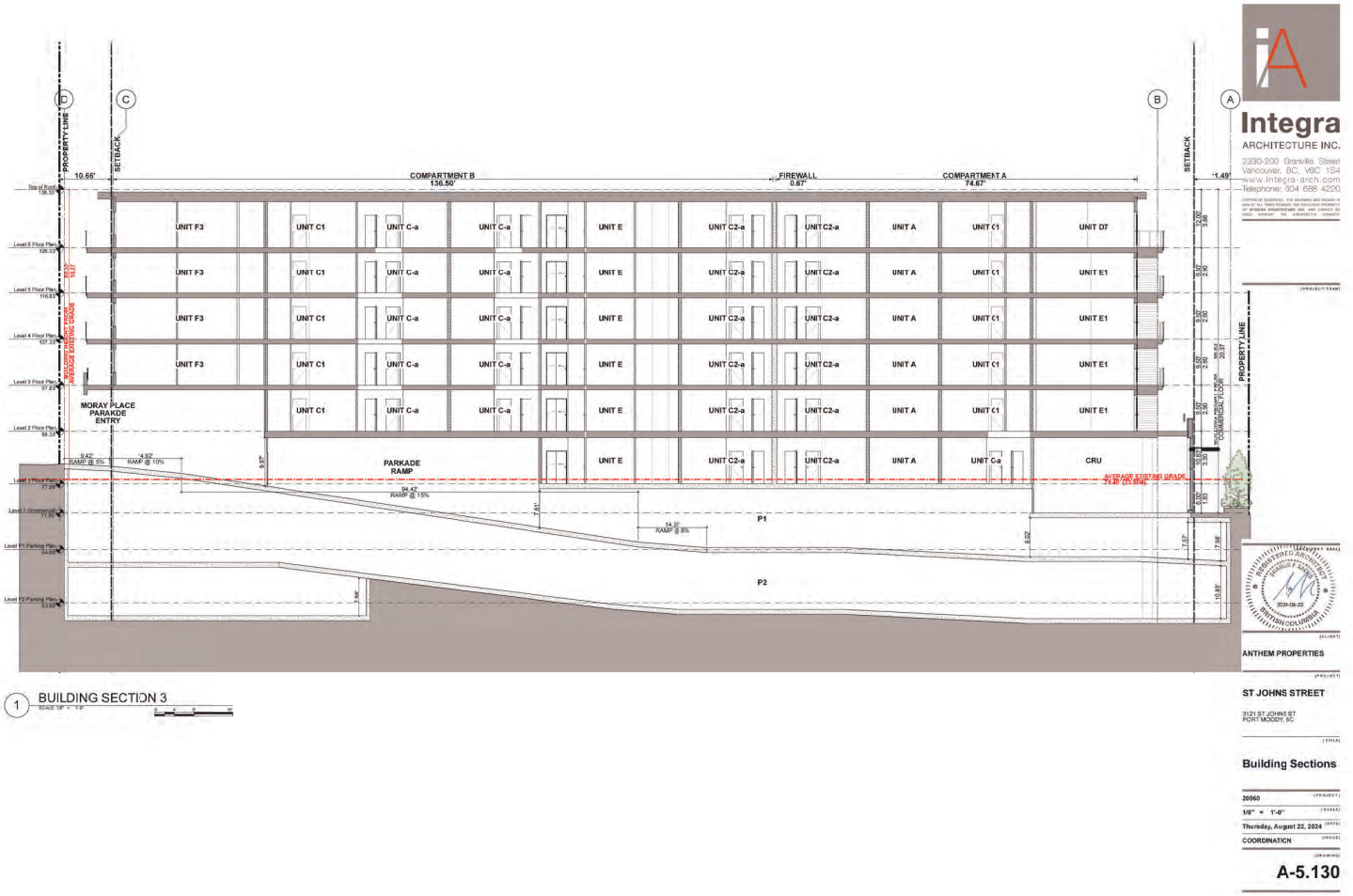
Considered at the September 24, 2024, Regular Council meeting

Attachment 5B



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MATERIAL AND COLOUR LEGEND

	Colour	Product	Finish (to match)	Manufacturer	Location
1.0	CLADDING				
1.1	White	Cementitious Lap Siding w/ 7" Exposure	TBD	TBD	Exterior Walls
1.2	Medium Grey	Cementitious Lap Siding w/ 7" Exposure	TBD	TBD	Exterior Walls
1.3	Light Grey	Fibre Cement Panel	TBD	TBD	Exterior Walls
1.4	Medium Grey	Fibre Cement Panel	TBD	TBD	Exterior Walls
1.5	Dark Grey	Fibre Cement Panel	TBD	TBD	Exterior Walls
1.6	Black	Fibre Cement Panel	TBD	TBD	Exterior Walls
1.7	Wood Look	Cementitious / Metal Panel	TBD	TBD	Entry & Amenity Exterior Walls
1.8	White	brick	TBD	TBD	Exterior Walls & Columns
1.9	Charcoal	brick	TBD	TBD	Exterior Walls & Columns
1.10	Grey	tanned Concrete	TBD	TBD	Parkade Ramp Exterior Walls
2.0	SOFFIT				
2.1	Wood Look	Cementitious Board Soffit	TBD	TBD	Soffits
2.2	Wood Look	Cementitious / Metal Panel	TBD	TBD	Entry & Amenity Soffits
3.0	ROOFS				
3.1	Grey	2 Layer SBS Membrane	Grey	TBD	Roofs
4.0	DOORS				
		see door schedule			
5.0	WINDOWS				
5.1	Black	Vinyl Windows	(Glass/ Black (Exterior) / White (Interior))	TBD	
5.2	Dark Grey	Curtain Wall / Storefront	Anodized Aluminum	TBD	Commercial Units
5.3	Black	Curtain Wall / Storefront	Black Anodized Aluminum	TBD	Entry & Amenity
6.0	TRIMS				
6.1	White	Trim Boards	To Match 1.1	TBD	Trim
6.2	Light Grey	Trim Boards	To Match 1.2	TBD	Trim
6.3	Medium Grey	Trim Boards	To Match 1.4	TBD	Roof Fascia
6.4	Dark Grey	Trim Boards	To Match 1.5	TBD	Trim
6.5	Light Grey	Hay Trim - Paintable	To Match 1.3	TBD	Panel Reveals
6.6	Medium Grey	Hay Trim - Paintable	To Match 1.4	TBD	Panel Reveals
6.7	Dark Grey	Hay Trim - Paintable	To Match 1.5	TBD	Panel Reveals
6.8	Black	Hay Trim - Paintable	To Match 1.6	TBD	Panel Reveals
7.0	RAILINGS				
7.1	Light Grey	Aluminum Guard Railing	Light Grey / Clear Glass		
7.2	Light Grey	Aluminum Guard Railing	Light Grey / Translucent Glass		
7.3	White	Aluminum Guard Railing	White / Clear Glass		
7.4	Dark Grey	Aluminum Guard Railing	Black / Clear Glass		

[PROJECT TEAM]

[CLIENT]
ANTHEM PROPERTIES

[PROJECT]
ST JOHNS STREET

3121 ST JOHNS ST
PORT MOODY, BC

[TITLE]
Materials & Finishes

[PROJECT #]
20560

[SCALE]

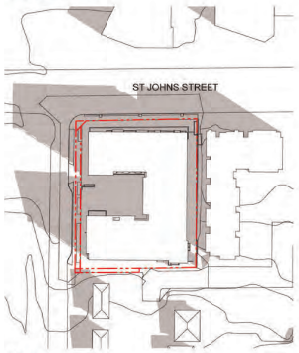
[DATE]
Thursday, August 22, 2024

[ISSUE]
COORDINATION

[DRAWING #]
A-8.100

Attachment 5B

Spring Equinox
March 21st



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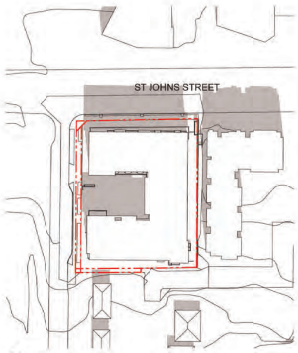

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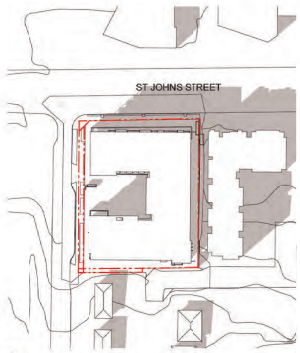

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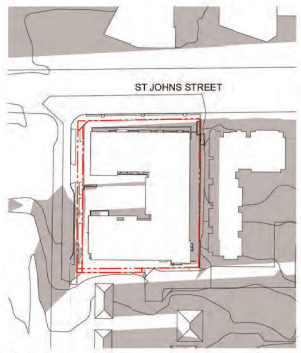
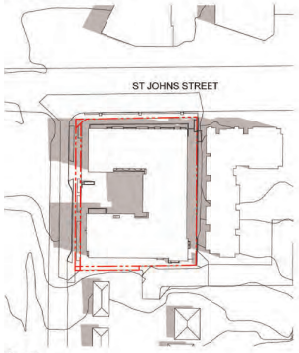


6pm

Summer Solstice
June 21st



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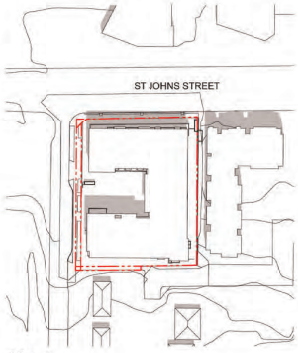

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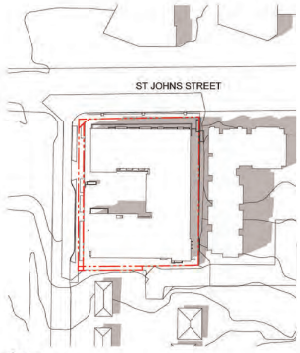

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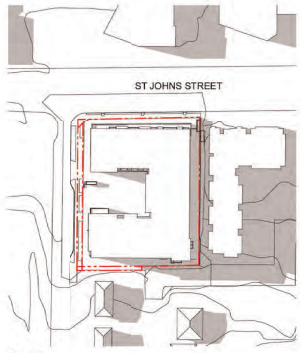

6pm

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N

ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Shadow Study

20560

Thursday, August 22, 2024

COORDINATION

A-8.300

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

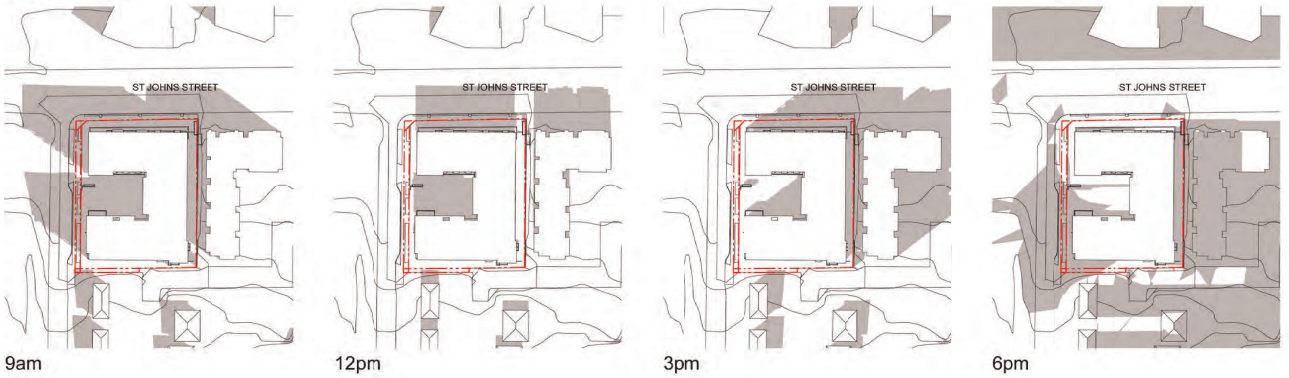
Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 5B

Fall Equinox
September 21st



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ANTHEM PROPERTIES

ST JOHNS STREET
3121 ST JOHNS ST
PORT MOODY, BC

Shadow Study

20560

Thursday, August 22, 2024

COORDINATION

A-8.300

Attachment 1

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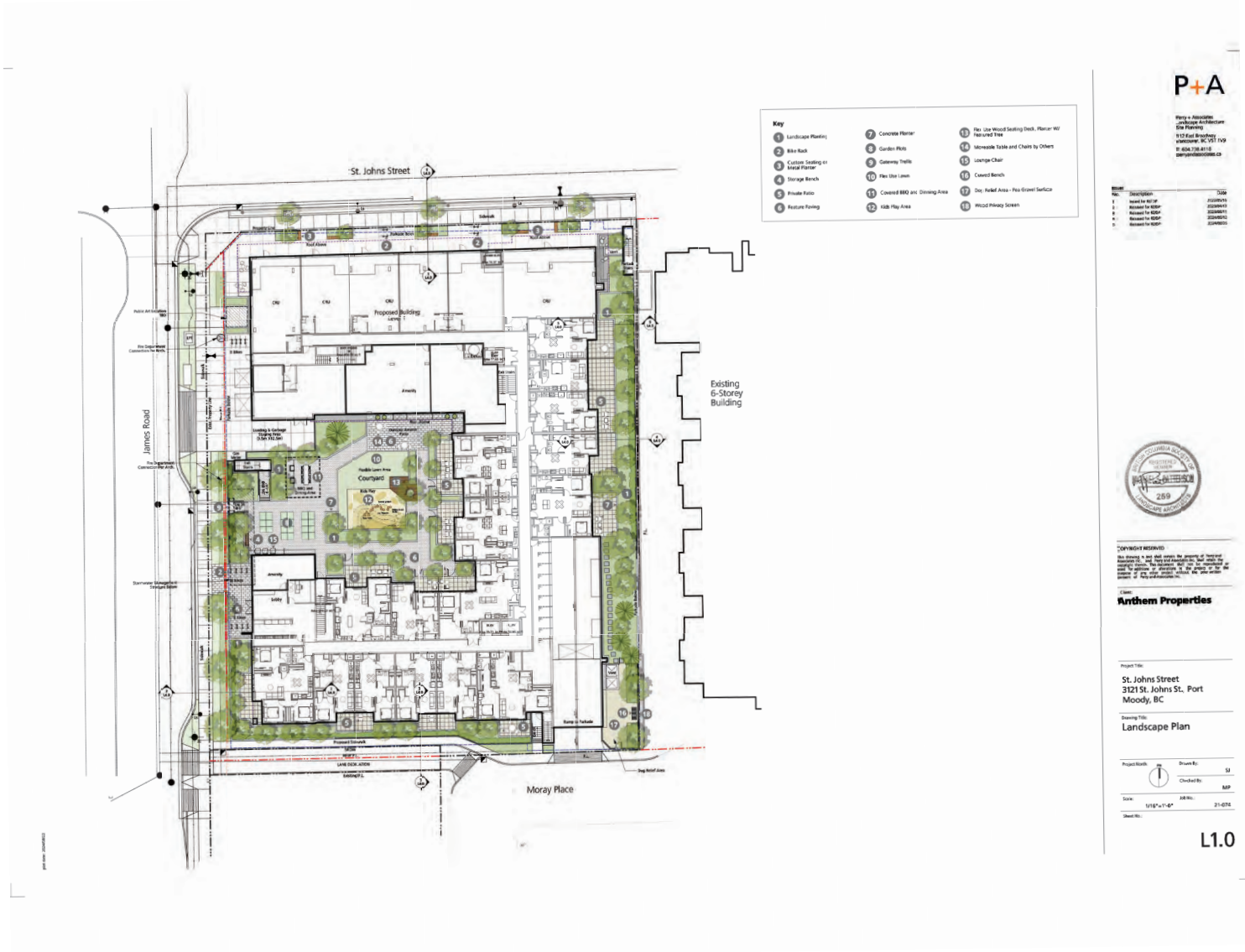
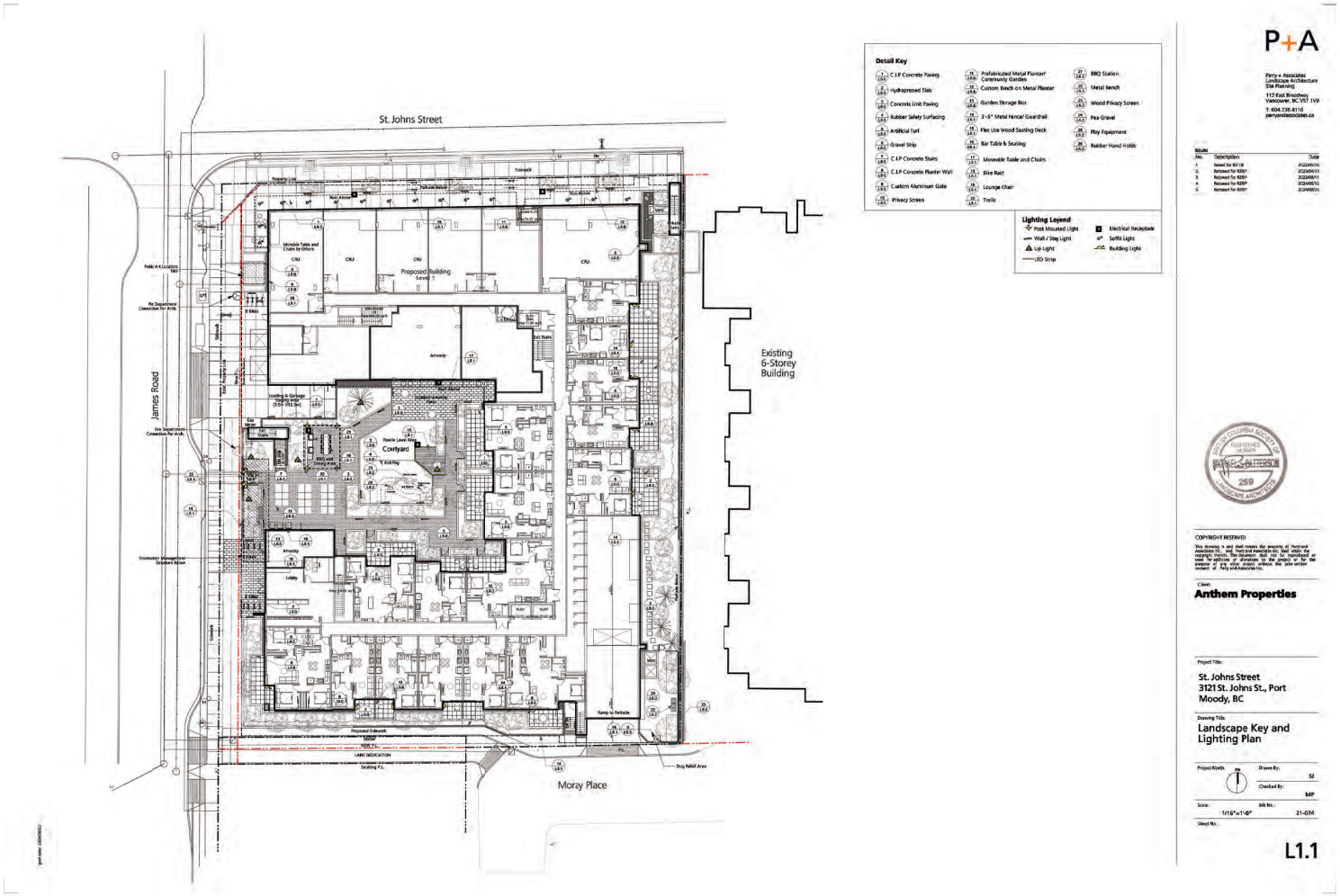
Attachment 6




St. Johns Street
James Road
Moray Place
Existing 6-Storey Building
Courtyard
Proposed Building Level 3
Detail Key
Lighting Legend
P+A
Anthem Properties
St. Johns Street
3121 St. Johns St., Port Moody, BC
Landscape Key and Lighting Plan
L1.1

Attachment 1

Considered at the December 17, 2024, Special Council meeting

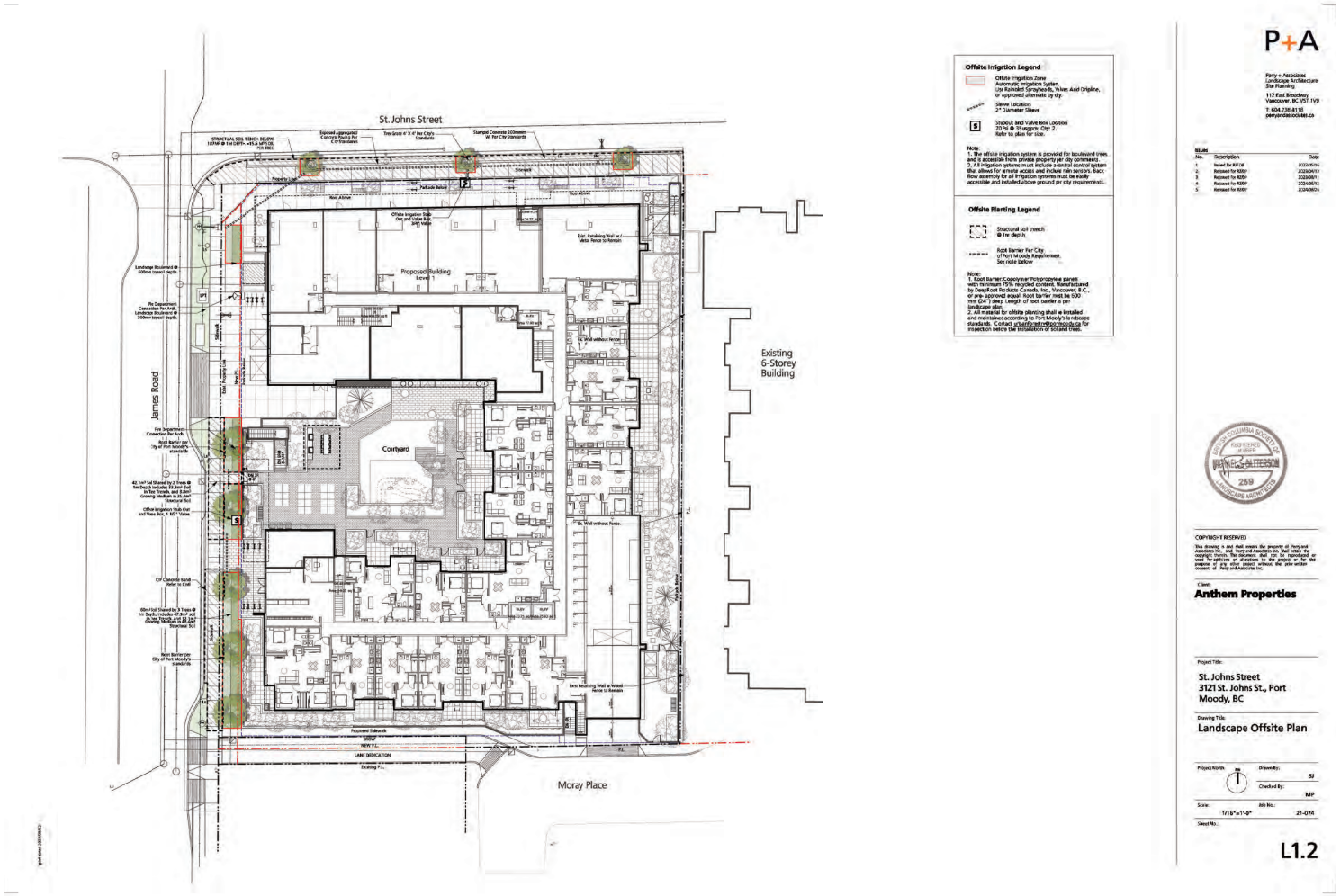
Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 6



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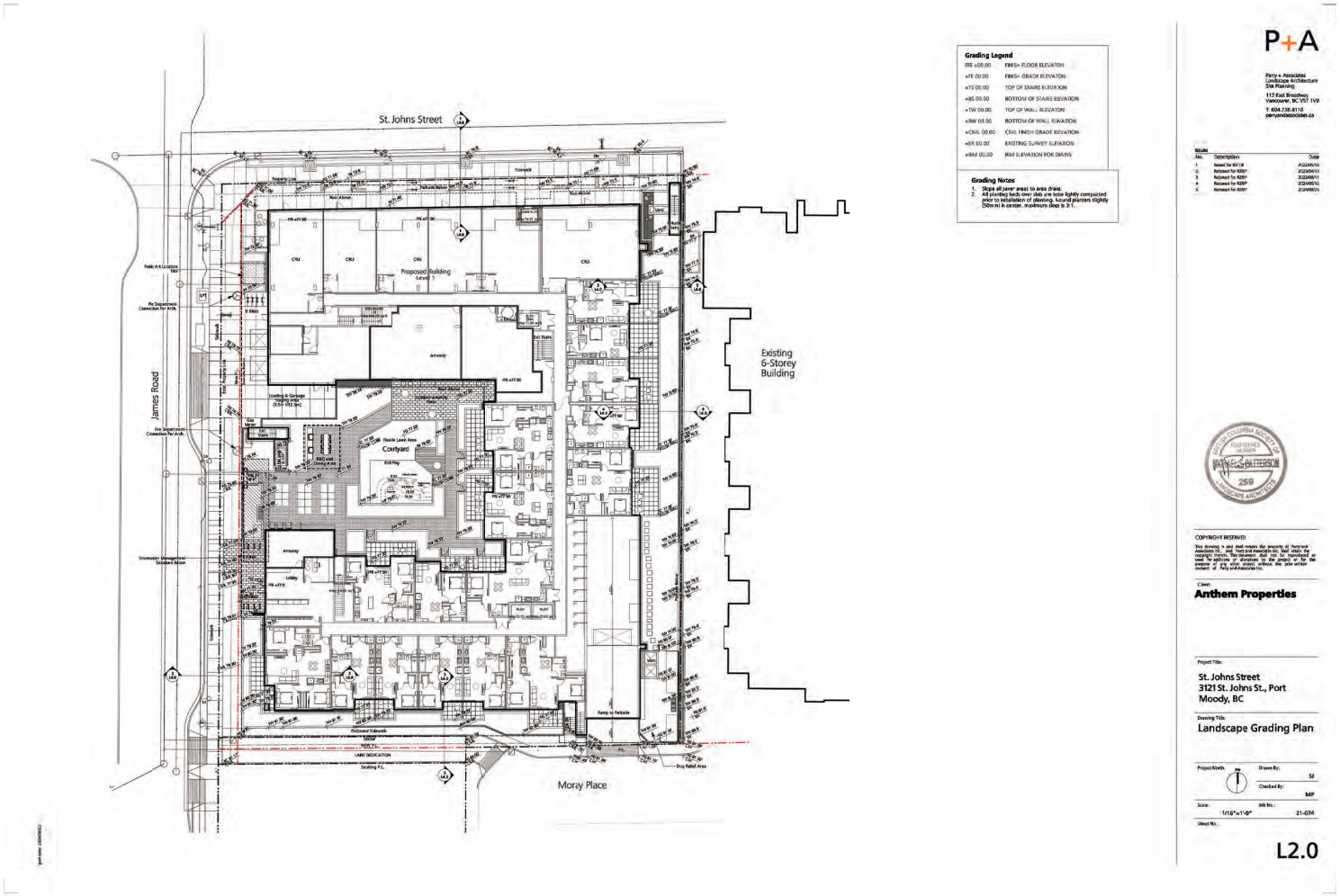
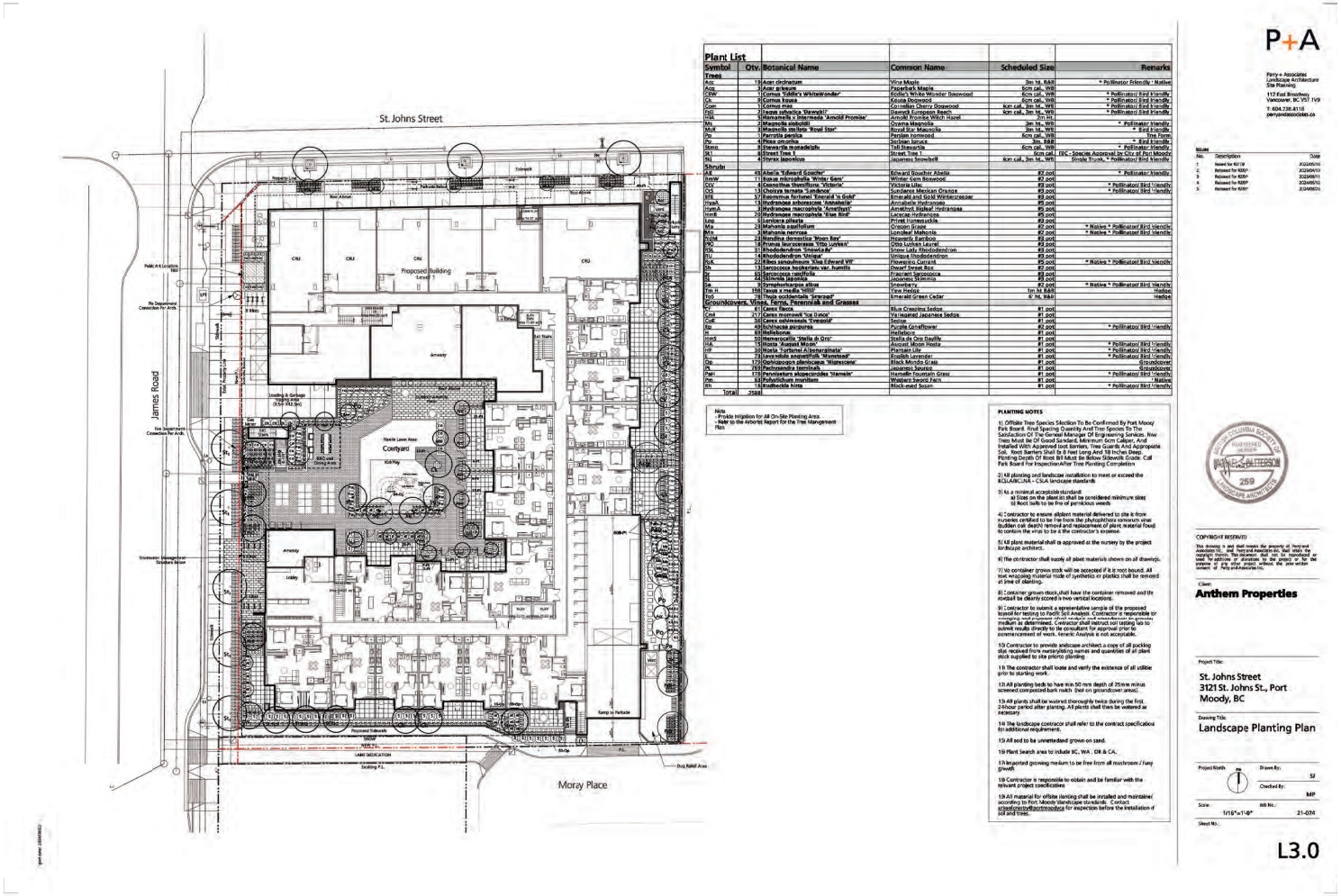
Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 6





Plant List

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acr	19	Acer circinatum	Vine Maple	3m ht. B&B	* Pollinator Friendly / Native
Acs	3	Acer saccum	Paperbark Maple	6cm cal., WB	
CEW	1	Cornus 'Eddie's WhiteWonder'	Eddie's White Wonder Dogwood	6cm cal., WB	* Pollinator/ Bird Friendly
Ck	6	Cornus kousa	Kousa Dogwood	6cm cal., WB	* Pollinator/ Bird Friendly
Com	1	Cornus mas	Cornelian Cherry Dogwood	6cm cal., 3m ht., WB	* Pollinator/ Bird Friendly
Fsl	2	Fagus sylvatica 'Dawyck'	Dawyck European Beach	6cm cal., 3m ht., WB	* Pollinator/ Bird Friendly
HWI	5	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	3m Ht.	
Ms	2	Magnolia stellata	Ovama Magnolia	3m ht., WB	* Pollinator Friendly
MsR	3	Magnolia stellata 'Royal Star'	Royal Star Magnolia	3m ht., WB	* Bird Friendly
Po	1	Parrotia persica	Persian Ironwood	6cm cal., WB	Tree Form
Pp	3	Pinus ponderosa	Ponderosa Pine	6cm cal., WB	* Bird Friendly
Sana	5	Stewartia pseudocamellia	Tall Stewartia	6cm cal., WB	* Pollinator Friendly
St1	8	Street Tree	Street Tree	6cm cal., TBC - Species Approval by City of Port Moody	
Sti	4	Styrax japonicus	Japanese Snowbell	6cm cal., 3m ht., WB	Single Trunk, * Pollinator/ Bird Friendly
Shrubs					
AE	45	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot	* Pollinator Friendly
bwW	11	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
CVV	6	Ceanothus 'Victoria'	Victoria Lilac	#2 pot	* Pollinator/ Bird Friendly
CVS	13	Choisya ternata 'Sundance'	Sundance Mexican Orange	#3 pot	* Pollinator/ Bird Friendly
EFE	37	Euonymus fortunei 'Emerald 'n Gold'	Emerald and Gold Wintercreeper	#3 pot	
HvaA	13	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HymA	3	Hydrangea macrophylla 'Amethyst'	Amethyst Mophead Hydrangea	#5 pot	
HmB	20	Hydrangea macrophylla 'Blue Bird'	Lacecap Hydrangea	#5 pot	
Lpp	6	Lonicera pileata	Privet Honeysuckle	#3 pot	
Ma	23	Mahonia aquifolium	Oregon Grape	#2 pot	* Native * Pollinator/ Bird Friendly
Mn	3	Mahonia nervosa	Longleaf Mahonia	#2 pot	* Native * Pollinator/ Bird Friendly
NDM	23	Nandina domestica 'Moon Bay'	Heavenly Bamboo	#3 pot	
PVO	18	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RSL	31	Rhododendron 'Snowlady'	Snow Lady Rhododendron	#3 pot	
RU	14	Rhododendron 'Unique'	Unique Rhododendron	#5 pot	
RxK	22	Ribes sanguineum 'Kiwi Edward VII'	Flowering Currant	#5 pot	* Native * Pollinator/ Bird Friendly
Ds	15	Sarcococa hookeriana var. humilis	Dwarf Sweet Box	#2 pot	
Sj	24	Sarcococa ruscifolia	Fragrant Sarcococa	#3 pot	
Sb	32	Spiraea bumalda	Dwarf Spirea	#2 pot	
Sa	9	Symphoricarpos alba	Snowberry	#2 pot	* Native * Pollinator/ Bird Friendly
Tm H	106	Taxus x media 'Hillii'	Yew Hedge	1m ht. B&B	Hedge
Tpl	78	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	6' ht. B&B	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Cf	41	Carex flacca	Blue Creeping Sedge	#1 pot	
Cmd	217	Carex morrowii 'Ice Dance'	Variegated Japanese Sedge	#1 pot	
CoE	30	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Ep	49	Echinacea purpurea	Purple Coneflower	#2 pot	* Pollinator/ Bird Friendly
H	30	Helleborus	Hellebore	#1 pot	
HmG	59	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot	
HA	15	Hosta 'August Moon'	August Moon Hosta	#1 pot	* Pollinator/ Bird Friendly
HP	30	Hosta 'Fortunei Albopicta'	Plantain Lily	#1 pot	* Pollinator/ Bird Friendly
L	73	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	* Pollinator/ Bird Friendly
Op	172	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	#1 pot	Groundcover
Pc	120	Pennisetum alopecuroides	Fountain Grass	#1 pot	* Pollinator/ Bird Friendly
Pam	173	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	#1 pot	* Pollinator/ Bird Friendly
Pm	68	Polystichum munitum	Western Sword Fern	#1 pot	Native
Rh	15	Rudbeckia hirta	Black-eyed Susan	#1 pot	* Pollinator/ Bird Friendly
Total	2566				

Note
- Provide Irrigation for All On-Site Planting Area
- Refer to the Arborist Report for the Tree Management Plan

PLANTING NOTES

1) Offsite Tree Species Selection To Be Confirmed By Port Moody Park Board. Final Spacing Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. Row Trees Must Be Of Good Standard. Minimum 6cm Caliper, And Installed With Approved Root Barriers. Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 Feet Long And 18 Inches Deep. Planting Depth Of Root Ball Must Be Below Sidewalk Grade. Call Park Board For Inspection After Tree Planting Completion

2) All planting and landscape installation to meet or exceed the BCSLA/BCLNA - CSLA landscape standards

3) As a minimal acceptable standard:
a) Trees on the plant list shall be considered minimum sizes
b) Root balls to be free of pernicious weeds

4) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be a the contractor's expense.

5) All plant material shall be approved at the nursery by the project landscape architect.

6) The contractor shall supply all plant materials shown on all drawings.

7) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.

8) Container grown stock shall have the container removed and the rootball be clearly scored in two vertical locations.

9) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for amending, and topsoil shall be delivered to site as per amended soil medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Kenetic Analysis is not acceptable.

10) Contractor to provide landscape architect a copy of all packing slips received from nurseryfisting names and quantities of all plant stock supplied to site prioto planting

11) The contractor shall locate and verify the existence of all utilities prior to starting work.

12) All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).

13) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary

14) The landscape contractor shall refer to the contract specifications for additional requirements.

15) All sod to be unwatedered grown on sand.

16) Plant Swatch area to include BC, WA , OR & CA.

17) Imported growing medium to be free from all mushroom / fungi growth

18) Contractor is responsible to obtain and be familiar with the relevant project specifications

19) All material for offsite planting shall be installed and maintained according to Port Moody landscape standards. Contact schaafgarrety@portmoody.ca for inspection before the installation of sod and trees.

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues		
No.	Description	Date
1	Issued for REVIEW	2024/05/10
2	Reissued for REVIEW	2024/06/11
3	Reissued for REVIEW	2024/08/21
4	Reissued for REVIEW	2024/09/16
5	Reissued for REVIEW	2024/09/25

PETER C. ALLTERSON
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LANDSCAPE ARCHITECT

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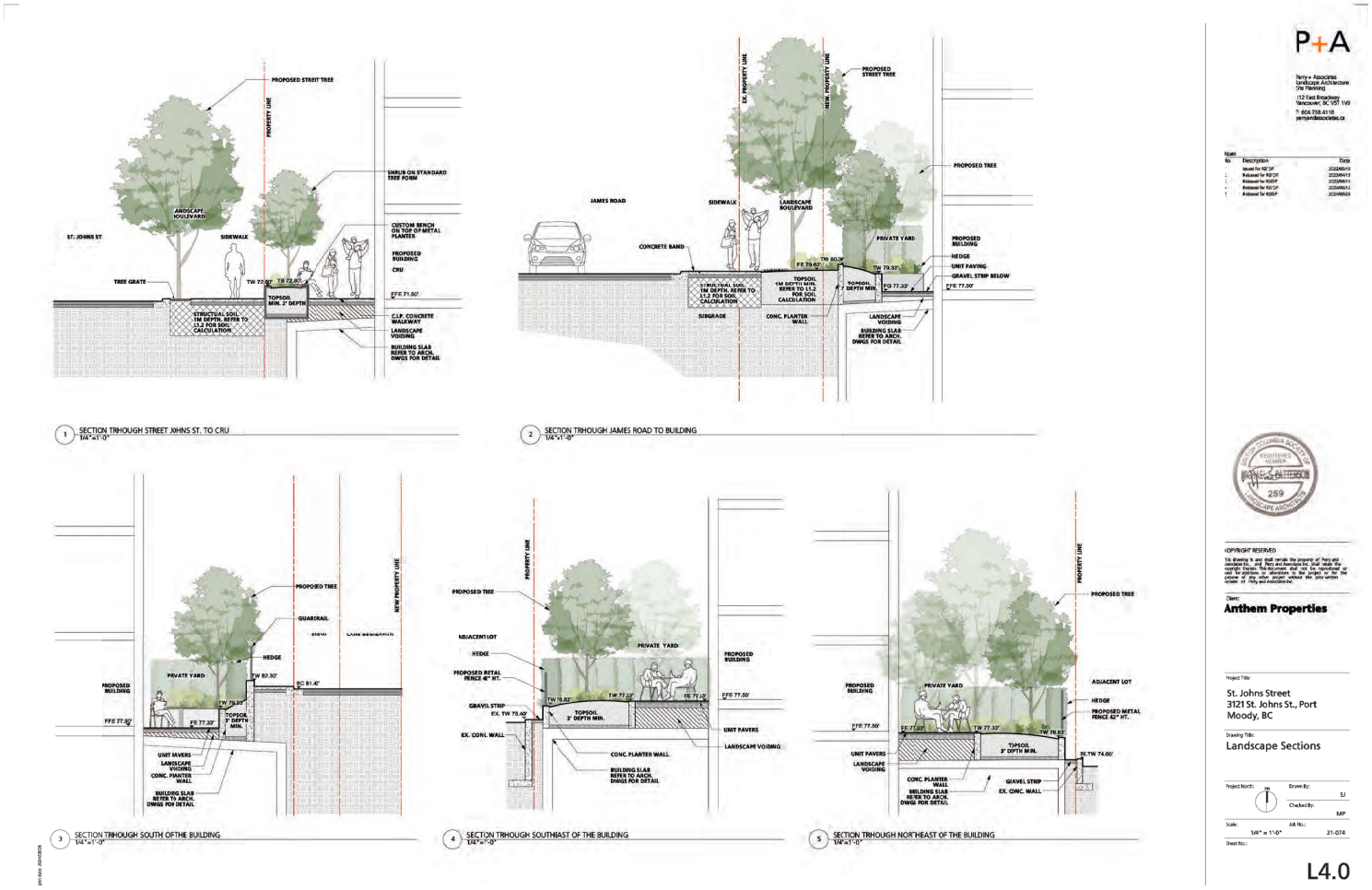
Client:
Anthem Properties

Project Title:
St. Johns Street
3121 St. Johns St., Port Moody, BC

Drawing Title:
Landscape Planting Plan

Project North | Drawn By: SJ | Checked By: MP | Scale: 1/16"=1'-0" | Job No.: 21-074 | Sheet No.:

L3.0


PROPOSED STREET TREE
PROPERTY LINE
SHRUB ON STANDARD TREE FORM
ANDSCAPE BOULEVARD
CUSTOM BENCH ON TOP OF METAL PLANTER
ST. JOHNS ST.
SIDEWALK
PROPOSED BUILDING
CRU
TREE GRATE
TW 72.92'
TS 72.62'
FFE 71.50'
TOPSOIL MIN. 3' DEPTH
STRUCTURAL SOIL, 1M DEPTH, REFER TO 1:1.2 FOR SOIL CALCULATION
C.I.P. CONCRETE WALKWAY
LANDSCAPE VOIDING
BUILDING SLAB REFER TO ARCH. DWGS FOR DETAIL
1 SECTION THROUGH STREET JOHNS ST. TO CRU
1/4"=1'-0"
EX. PROPERTY LINE
NEW. PROPERTY LINE
PROPOSED STREET TREE
PROPOSED TREE
JAMES ROAD
SIDEWALK
LANDSCAPE BOULEVARD
PRIVATE YARD
PROPOSED BUILDING
HEDGE
UNIT PAVING
GRAVEL STRIP BELOW
CONCRETE BAND
TW 80.36'
FE 79.67'
TW 79.33'
FG 77.33'
FFE 77.50'
STRUCTURAL SOIL, 1M DEPTH, REFER TO 1:1.2 FOR SOIL CALCULATION
TOPSOIL 1M DEPTH MIN. REFER TO 1:1.2 FOR SOIL CALCULATION
TOPSOIL DEPTH MIN.
SUBGRADE
CONC. PLANTER WALL
LANDSCAPE VOIDING
BUILDING SLAB REFER TO ARCH. DWGS FOR DETAIL
2 SECTION THROUGH JAMES ROAD TO BUILDING
1/4"=1'-0"
PROPOSED TREE
GUARDRAIL
HEDGE
PRIVATE YARD
PROPOSED BUILDING
TW 87.30'
BC 81.41'
TW 78.33'
FFE 77.50'
FE 77.33'
TOPSOIL 3' DEPTH MIN.
UNIT PAVERS
LANDSCAPE VOIDING
CONC. PLANTER WALL
BUILDING SLAB REFER TO ARCH. DWGS FOR DETAIL
3 SECTION THROUGH SOUTH OFTHE BUILDING
1/4"=1'-0"
PROPERTY LINE
PROPOSED TREE
ADJACENT LOT
HEDGE
PROPOSED METAL FENCE 6' HT.
PRIVATE YARD
PROPOSED BUILDING
TW 78.83'
TW 77.33'
FE 77.33'
GRAVEL STRIP
EX. TW 75.40'
TOPSOIL 3' DEPTH MIN.
FFE 77.50'
UNIT PAVERS
EX. CONC. WALL
CONC. PLANTER WALL
LANDSCAPE VOIDING
BUILDING SLAB REFER TO ARCH. DWGS FOR DETAIL
4 SECTION THROUGH SOUTHEAST OF THE BUILDING
1/4"=1'-0"
PROPERTY LINE
PROPOSED TREE
PROPOSED BUILDING
PRIVATE YARD
ADJACENT LOT
HEDGE
PROPOSED METAL FENCE 42" HT.
FE 77.33'
TW 77.33'
TW 76.83'
FFE 77.50'
TOPSOIL 3' DEPTH MIN.
UNIT PAVERS
LANDSCAPE VOIDING
BC TW 74.60'
CONC. PLANTER WALL
BUILDING SLAB REFER TO ARCH. DWGS FOR DETAIL
GRAVEL STRIP
EX. CONC. WALL
5 SECTION THROUGH NORTHEAST OF THE BUILDING
1/4"=1'-0"
P+A
Perry + Associates Landscape Architecture Site Planning
112 East Broadway Vancouver, BC V5T 1V9
T 604.738.4118
perryandassociates.ca
Issues
No. Description Date
1 Issued for RZ DP 2024/06/10
2 Released for RZ DP 2024/06/13
3 Released for ADDP 2024/08/11
4 Released for RZ DP 2024/09/13
5 Released for ADDP 2024/09/20
PHILIP ALLERTON
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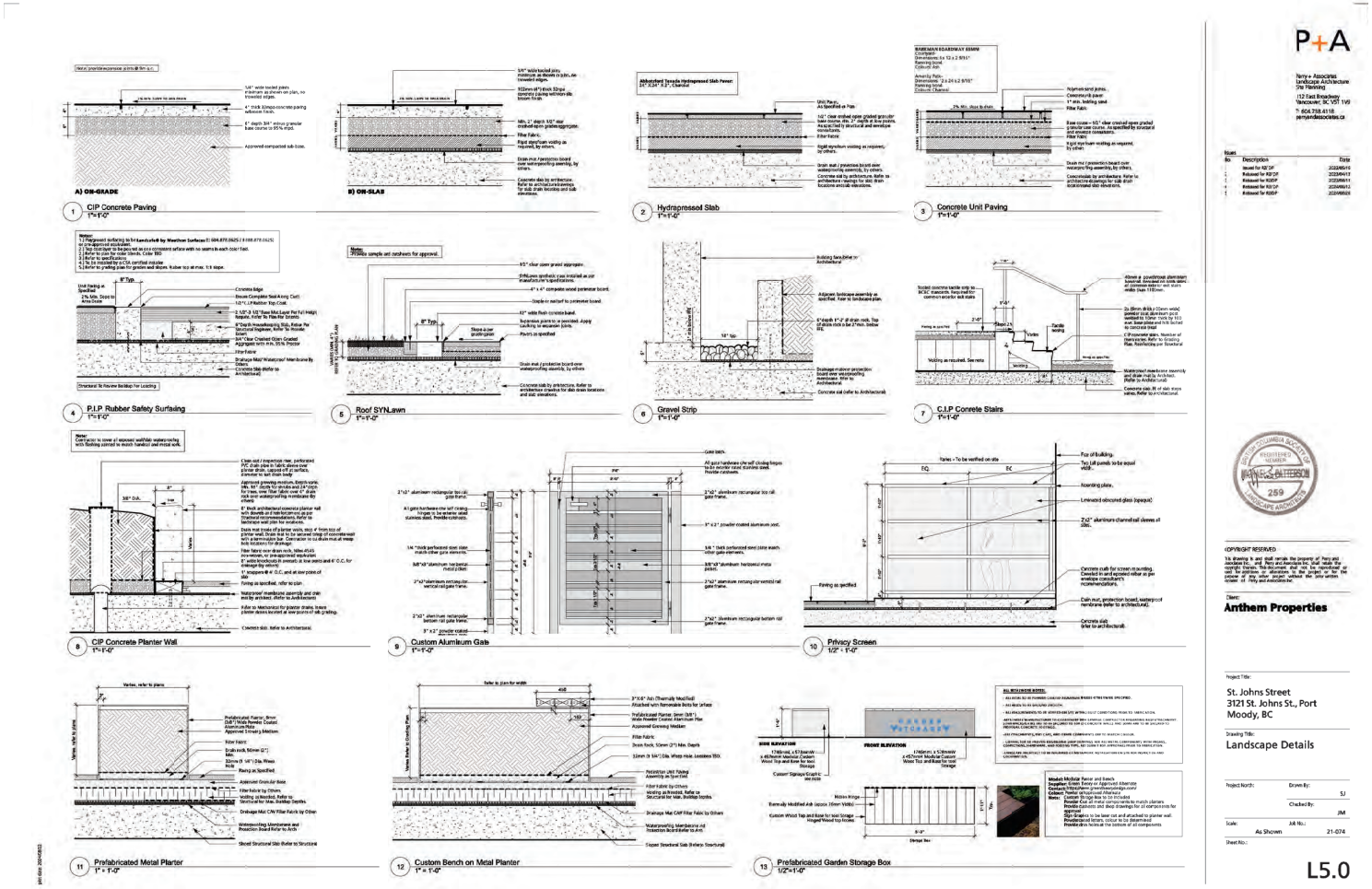
Client:
Anthem Properties
Project Title:
St. Johns Street
3121 St. Johns St., Port Moody, BC
Drawing Title:
Landscape Sections
Project North:
Drawn By: SJ
Checked By: MP
Scale: 1/4" = 1'-0"
Job No.: 21-074
Sheet No.:
L4.0


A) ON-GRADE
B) ON-SLAB
1 CIP Concrete Paving
2 Hydrapressed Slab
3 Concrete Unit Paving
4 P.I.P. Rubber Safety Surfacing
5 Roof SYNLawn
6 Gravel Strip
7 C.I.P Concrete Stairs
8 CIP Concrete Planter Wall
9 Custom Aluminum Gate
10 Privacy Screen
11 Prefabricated Metal Planter
12 Custom Bench on Metal Planter
13 Prefabricated Garden Storage Box
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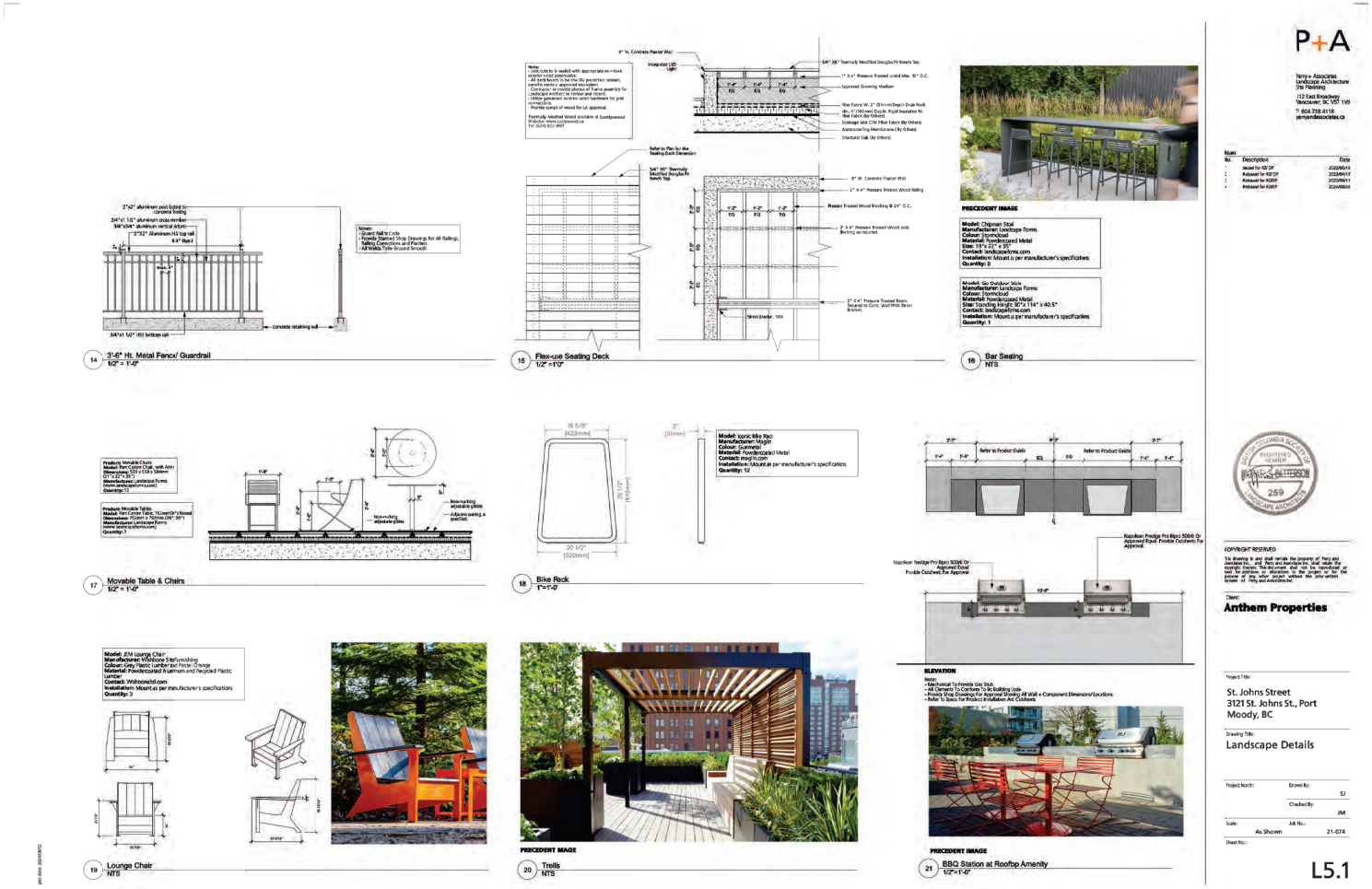
Released for RZ DP 2024/09/23
Released for RZDP 2024/09/25
PROFESSIONAL ENGINEER
PERRY C. ALTHERSON
259
LANDSCAPE ARCHITECT
Client:
Anthem Properties
Project Title:
St. Johns Street
3121 St. Johns St., Port Moody, BC
Drawing Title:
Landscape Details
Drawn By: SJ
Checked By: JM
Scale: As Shown
Job No.: 21-074
Sheet No.:
L5.0


14 3'-6" Ht. Metal Fence/ Guardrail
1/2" = 1'-0"
15 Flex-use Seating Deck
1/2" =1'0"
PRECEDENT IMAGE
16 Bar Seating
NTS
17 Movable Table & Chairs
1/2" = 1'-0"
18 Bike Rack
1"=1'-0"
19 Lounge Chair
NTS
PRECEDENT IMAGE
20 Trellis
NTS
ELEVATION
PRECEDENT IMAGE
21 BBQ Station at Roofbp Amenity
1/2"=1'-0"
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Landscape Architecture
Site Planning
112 East Broadway
Vancouver, BC V5T 1V9
T: 604.708.4118
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St. Johns Street
3121 St. Johns St., Port
Moody, BC
Landscape Details
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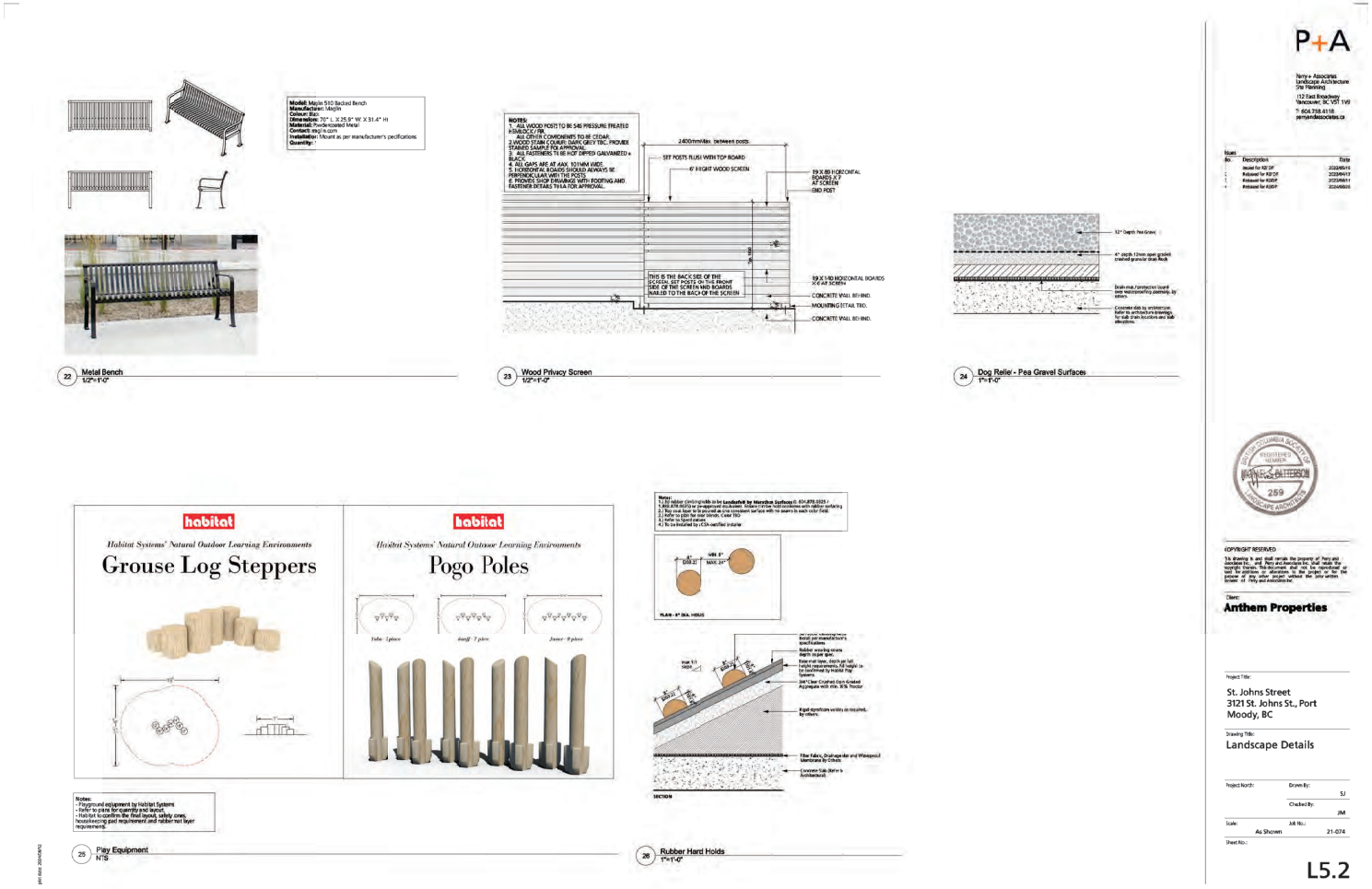
Checked By: JM
Scale: As Shown
Job No.: 21-074
L5.1


Model: Maglin 510 Backed Bench
Manufacturer: Maglin
Colour: Black
Dimensions: 70" L X 25.9" W X 31.4" H
Material: Powdercoated Metal
Contact: mg@ik.com
Installation: Mount as per manufacturer's pecifications
Quantity: -
NOTES:
1. ALL WOOD POST TO BE S4S PRESSURE TREATED HEMLOCK / FIR.
ALL OTHER COMPONENTS TO BE CEDAR.
2.WOOD STAIN COLOUR: DARK GREY TBC. PROVIDE STAINED SAMPLE FOR APPROVAL.
3. ALL FASTENERS TO BE HOT DIPPED GALVANIZED + BLACK.
4. POST CAPS ARE AT 45A° TO MAIN WIRE.
5. HORIZONTAL BOARDS SHOULD ALWAYS BE PERPENDICULAR WITH THE POSTS.
6. PROVIDE SHOP DRAWINGS WITH ROOFING AND FASTENER DETAILS TO LA FOR APPROVAL.
2400mm Max. between posts
SET POSTS FLUSH WITH TOP BOARD
6" HIGHT WOOD SCREEN
19 X 89 HORIZONTAL BOARDS C/W AT SCREEN
END POST
THIS IS THE BACK SIDE OF THE SCREEN. SET POSTS ON THIS FRONT SIDE OF THE SCREEN AND BOARDS NAILED TO THE BACK OF THE SCREEN
19 X 140 HORIZONTAL BOARDS C/W AT SCREEN
CONCRETE WALL BEHIND.
MOUNTING ETAIL TBD.
CONCRETE WALL BEHIND.
12" Depth Pea Gravel
4" depth 13mm open graded crushed granular drain rock
Drain mat /protection board over waterproofing membrane, by others.
Concrete slab by architectural. Refer to architecture drawings for slab construction and slab elevations.
22 Metal Bench
1/2"=1'-0"
23 Wood Privacy Screen
1/2"=1'-0"
24 Dog Relief - Pea Gravel Surfaces
1"=1'-0"
habitat
Habitat Systems' Natural Outdoor Learning Environments
Grouse Log Steppers
habitat
Habitat Systems' Natural Outdoor Learning Environments
Pogo Poles
Notes:
- Playground equipment by Habitat Systems
- Refer to plans for quantity and layout.
- Habitat to confirm the final layout, safety zones, housekeeping pad requirement and rubber mat layer requirements.
25 Play Equipment
N.T.S
Notes:
1.) 50 rubber climbing rock to be Landscape by Maverick Surfaces ©. 604.888.0329 / 1.) Rock to be installed per manufacturer's specifications with rubber sanding 2.) Top rock layer to be placed at one consistent level with no seams in each color field. 3.) Refer to plan for rock layout. Color TBD 4.) Refer to typical details 5.) To be installed by CSA certified installer
MIN. 3"
MAX. 20"
TYP. 6" DIA. HOLES
Rubber matching mulch per manufacturer's specifications
Rubber matching mulch Depth: 152mm
Edge restraint, CE height per turf system requirements. CE height to be confirmed by Habitat Play Systems
3/4" Clear Crushed 19mm Graded Aggregate with min. 95% Proctor
Rigid membrane variable as required, by others.
Filter Fabric, Drainage Mat and Waterproof Membrane By Others
Concrete Slab (Refer to Architectural)
SECTION
26 Rubber Hard Holds
1"=1'-0"
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Released for ADDP 2024/09/11
Released for ADDP 2024/10/03
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
PAUL ALLEN GIBSON
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LANDSCAPE ARCHITECT
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Project Title:
St. Johns Street
3121 St. Johns St., Port Moody, BC
Drawing Title:
Landscape Details
Project North:
Drawn By:
SJ
Checked By:
JM
Scale:
As Shown
Job No.:
21-074
Sheet No.:
L5.2

149
Attachment 1
Considered at the December 17, 2024, Special Council meeting
426
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
4 3
Attachment 1
Considered at the September 24, 2024, Regular Council meeting
419
Attachment 7

Development Application Summary – 3121-3127 St. Johns Street NS 110-118 James Road

Development Component	Metric	Comments/Assessment
Housing	<table><tr><th>Unit Type</th><th>Market Rental</th><th>Below/Non-Market</th></tr><tr><td>Studio</td><td></td><td></td></tr><tr><td>1-Bed</td><td>1</td><td></td></tr><tr><td>1-Bed Den</td><td>87</td><td></td></tr><tr><td>2-Bed</td><td>29</td><td></td></tr><tr><td>2-Bed Den</td><td>27</td><td></td></tr><tr><td>3-Bed</td><td>15</td><td></td></tr><tr><td>Total</td><td>180</td><td>0</td></tr></table>	180 units 100% purpose built market rental Inclusionary Zoning Policy does not apply as project is 100% rental
Projected Population	Studio – 1.4 persons/unit 1-Bed – 1.4 persons/unit 2-Bed – 2.0 persons/unit 3-Bed – 2.7 persons/unit	units 8 persons 103 units 144 persons 5 units 112 persons 15 units 41 Total Est. Population - 305
Estimated Jobs **Jobs to Pop. Ratio Goal: 0.42**	Number of jobs by type ,173ft^2 commercial (300 ft^2 job) Home based jobs – 0.0 9 jobs per person	21 commercial jobs 21 home occupation job estimate Total Est. Employment – 41 jobs. Ratio 0.14
Transportation	TOA - ithin 800m of rapid transit	es
Est. Contributions **1.CAC** **2.DCC** **3.Density Bonus** **4.Land Sale**	1. 703, 35 2. 1,517,41 3. 1,027,992.5. 4. 27 ,024	

150
Attachment 1
Considered at the December 17, 2024, Special Council meeting
427
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
4 4
Attachment 1
Considered at the September 24, 2024, Regular Council meeting

420

Attachment 7

Table 1 provides a more detailed breakdown of the residential unit mix and sizes. The figures in parentheses are from the previous submission for comparative purposes.

Table 1 – Residential Unit Mix and Sizes Breakdown – Current vs (Previous) Submission

Unit Type	Number of Units	% of Mix	Number of Adaptable Units	Average Unit Size (ft^2)
Studios	(12)	3.3 (.3)	0 (0)	415 (449.3)
1-Bed	1 (31)	8.9 (1 .2)	11 ( )	538.84 (513.7)
1-Bed Den	87 (88)	48.3 (4 .1)	7 (7)	582 (02.5)
2-Bed	29 (23)	1 .1 (12)	23 (23)	789 (800.3)
2-Bed Den	27 (17)	15 (8.9)	(0)	873.4 (842.8)
3-Bed	15 (20)	8.4 (10.5)	0 (0)	947.2 (947.5)
Total	180 (191)	100 (100)	107 (9)	

Table 2 – Inclusionary Zoning Policy Unit Share and Minimum Floor Area Sizes – Current vs (Previous) Submission

# of Bedrooms	Share of Units	Min. Unit Floor Area	Proposed Share (%)	Proposed Min. Unit Area ($ft.^2$)
Studios	70% max.	(350ft^2)	0. (8.)	415 (415)
1-Bedroom		(525ft^2)		453 (453)
2-Bedroom	20% min.	(725ft^2)	31.1 (21)	757.9 (757)
3-Bedroom	10% min.	(925ft^2)	8.4 (10.5)	930. (930.)

COMPARISON OF SELECTED CURRENT AND PREVIOUS SUBMISSION IMAGES

CURRENT

PREVIOUS

JAMES ROAD AND ST. JOHNS STREET CORNER

CURRENT

PREVIOUS

COURTYARD ELEVATION

CURRENT

PREVIOUS

REAR ELEVATION

CURRENT

PREVIOUS

155
Attachment 1
Considered at the December 17, 2024, Special Council meeting
432
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
4 9
Attachment 1
Considered at the September 24, 2024, Regular Council meeting

425 **Attachment 9**

Anthem

ANTHEM - ST. JOHNS STREET
PRELIMINARY PUBLIC ART PLAN

3121 ST. JOHNS ST, PORT MOODY, BC

JULY 29, 2024

BALLARD FINE ART
ART ADVISORY

156

Attachment 1

Considered at the December 17, 2024, Special Council meeting

433

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

470

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

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Attachment 9

St Johns Street Development is located on the unceded traditional territory of the kʷikʷəƛ̓əm (Kwikwetlem) First Nation, which lies within the shared territories of the səli ̓lw̓ət (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), q̓i̓ć̓əy̓ (Katzie), qʼʷaːn̓ƛʼən̓ (Kwantlen), qiqéyt (Qayqayt), and Sʼólh Téméxw (Stó:lō) First Nations, who remain deeply connected to the lands and waters.

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Considered at the December 17, 2024, Special Council meeting
434
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
471
Attachment 1
Considered at the September 24, 2024, Regular Council meeting
427
Attachment 9

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Considered at the December 17, 2024, Special Council meeting
435
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
472
Attachment 1
Considered at the September 24, 2024, Regular Council meeting
428
Attachment 9

PROJECT DETAILS

PROJECT ADDRESS	3121 St Johns Street, Port Moody, BC
PROJECT LOCATION	James Rd. and St Johns Street, Port Moody, BC
PUBLIC ART BUDGET	$250,000.00

PROJECT TEAM

PROJECT OWNER | ANTHEM PROPERTIES GROUP LTD.
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Vancouver BC, V7X 1K8

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ibeall@anthemproperties.com

Duncan Wade| Manager, Development
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Vancouver, BC, V6C 1S4

Collin Truong | Partner, Architect AIBC MRAIC LEED GA
collint@integra-arch.com

Shamus Sachs | Partner, Architect AIBC LEED AP
shamuss@integra-arch.com

LANDSCAPE ARCHITECT | PERRY + ASSOCIATES LANDSCAPE ARCHITECTURE
112 E Broadway,
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Michael Patterson | Principal Landcsape Architect

PUBLIC ART CONSULTANT | BALLARD FINE ART LTD.
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Vancouver, BC V6B 1T3
604 - 922- 6843

Jan Ballard | Principal
jan@ballardfineart.com

Sebastian Fuertes | Project Manager
sebastian@ballardfineart.com

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CONTEXT MAP

Context map showing location of the St Johns Street development within the City of Port Moody.

Site Location

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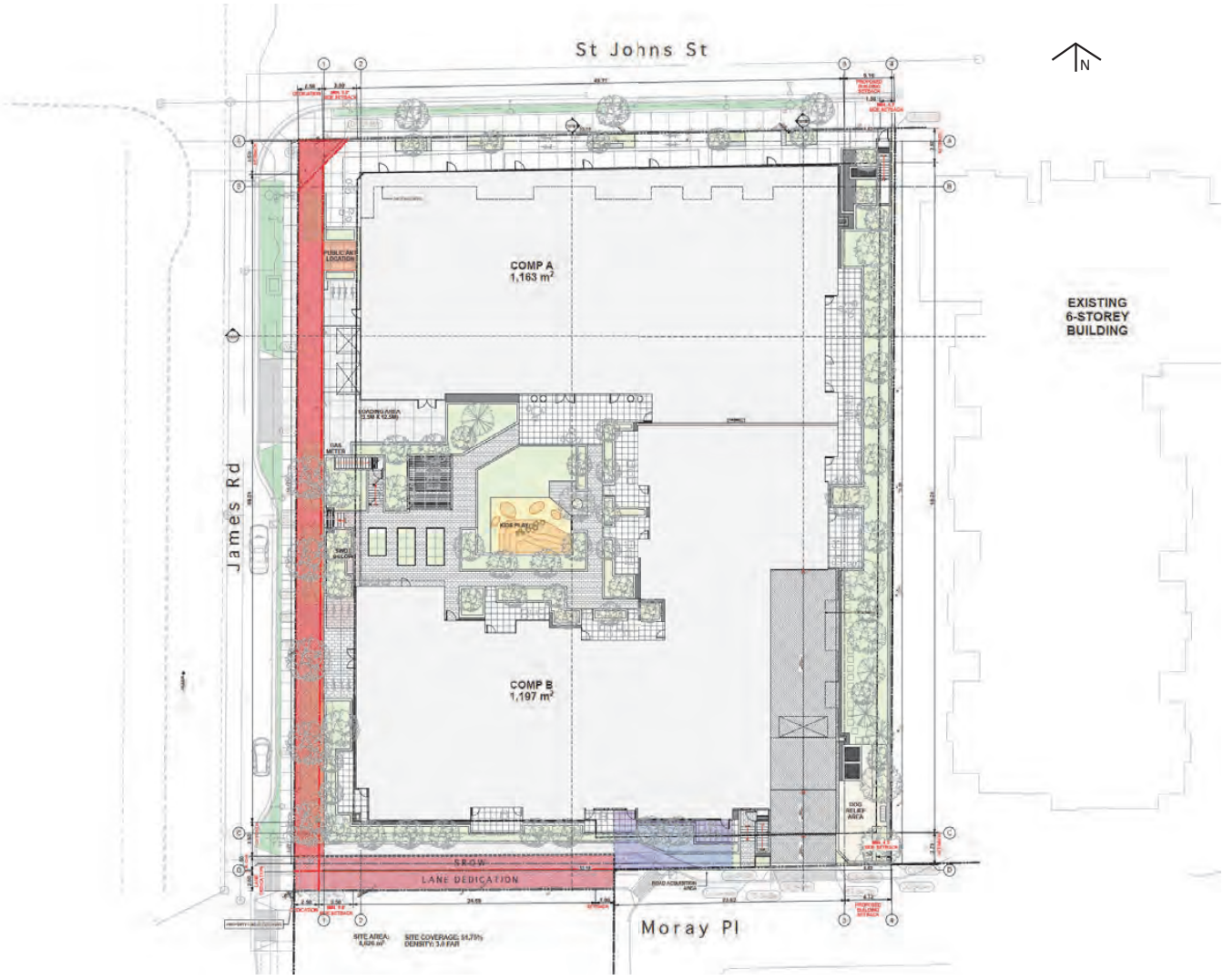
SITE PLAN



Site Plan of the St Johns Street Development

City Dedication

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Considered at the December 17, 2024, Special Council meeting
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PROJECT DESCRIPTION

Rendering: View of the St Johns Street development from James Road

3121 St. Johns Street is a medium-density mixed-used development providing much needed rental housing and employment space to the City of Port Moody. With an FSR of approximately 2.87, the 6-storey wood frame building envisions an economically vibrant environment with just under 6,000 sq ft of commercial space and 180 purpose-built residential units. The development provides a diverse blend of unit types, including a high proportion of family-oriented housing with 31.1% 2-bedrooms and 8.3% 3-bedrooms. Units range in size from 415 sq.ft. to 962.67 sq.ft.

The 49,788 sq.ft. site is located in Central Port Moody on St. Johns Street in an area currently undergoing redevelopment for mixed-use and multi-family residential. To the West is Ecole Moody Middle School of the Arts, to the east a relatively new 6-storey wood frame multi-family building, and to the South are existing older multi-family homes. St. Johns Street is a transit corridor, and it is part of a rapidly evolving neighbourhood that is well suited to the City of Port Moody's plan to create more sustainable communities. As an important east – west link for neighbourhood-wide connections, St. Johns Street offers shopping, leisure, and employment opportunities. Numerous multi-family and mixed-use development applications in the area have been or are in the process of approvals, ensuring that the area will continue to flourish and grow.

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West Elevation: View of the St Johns Street Developoment from James Road

Primary considerations for the development's design are the mixed-use urban character along St. Johns Street, the residential facades along James Rd, the transition to adjacent properties, and the separation between buildings. The building is carefully sited around a central courtyard, yielding the maximum amount of light given the constraints of the site while providing a central gathering space for residents along James Rd. Fronting St. Johns St, the commercial units are sited along a 3.5m setback to define the visual prominence of the commercial area, while the residential entrance and lobby feature a unique visual identity to signify a welcoming entryway. The development consists of 180 single level apartment units, each with direct access to private outdoor balcony space. Indoor amenity space is located off the central courtyard with glazing and multiple doors to promote indoor/outdoor connectivity. All residential units at grade feature ground-oriented entrances to promote pedestrian activity, animate the pedestrian realm, and to provide 'eyes on the street'. The frontage along St. Johns expands the sidewalk with spill out from the commercial spaces to enhance and activate the street frontage. Glazing wraps the NW corner to attract pedestrians, while the residential entry lobby is clearly distinguished from the commercial at the East corner of the site. A dedicated elevator directly from the commercial parking area provides direct access for visitors to the commercial units along St Johns.

The massing is defined by its two corners on St. Johns as well as the central courtyard along James Rd. The residential entry is framed in brick with a warm wood lining below a prominent 6-storey corner. Three storeys of brick façade and a fully glazed commercial retail unit along St Johns wraps the corner onto James Rd. As the building moves down James Rd, the brick extends to the ground plane in a more residential character. Light materials are utilized on the floors above along with recesses in the building plane to help recess the upper storeys and overall massing to privilege a pedestrian perspective. Within the central courtyard, windows and balconies are positioned to maximize light while mitigating any privacy issues.

The proposed development supports the City of Port Moody's goal of providing an increased supply of rental housing in locations that benefit from existing transit corridors while also contributing to the development of lively, diverse, and sustainable neighbourhoods. Functioning as an important place of connection, 3121 St. Johns Street will work in concert with the broader community of Port Moody and surrounding destinations, all the while demonstrating a distinct and sensitive transit-oriented public realm that responds to the unique particularity of this burgeoning community.

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LANDSCAPE PLAN

Landscape Plan of the St John Street Development

1. Landscaping Planting
2. Bike Rack
3. Custom Seating on Metal Planter
4. Storage Bench
5. Private Patio
6. Feature Paving
7. Concrete Planter
8. Garden Plots
9. Gateway Trellis
10. Flex Use Lawn
11. Covered BBQ and Dinning Area
12. Kids Play Area
13. Flex Use Wood Seating Deck
14. Moveable Table and Chairs
15. Lounge Chair
16. Curved Bench
17. Dog Relief Area
18. Wood Privacy Screen

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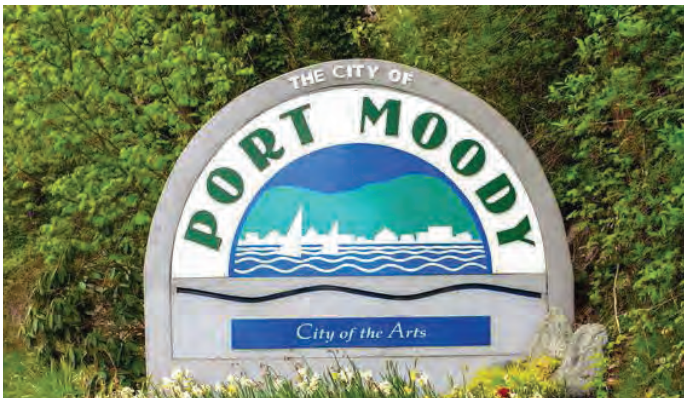
CITY OF THE ARTS

Port Moody has many positive characteristics, as well as a strong commitment to improving the quality of life for all its citizens. The City places great value on the arts, believing that they are key contributors to the cultural, economic and social health of the community. The Port Moody Old City Hall is now home to a community lead arts centre, where its rich history as the fire hall, police station, jailhouse and centre of town can thoughtfully inform its new creative purposes. For example, the hall's basement, which once served as a bomb shelter in the cold war era, now houses pottery kilns.

The City boasts many annual festivals featuring local artists, dynamic collectives and a thriving independent gallery scene. Free gallery access, outdoor performances, and community art projects punctuate the City of Port Moody's objective of ensuring accessibility to the arts. Public art plays an integral role in advancing this aim for both residents and visitors alike by enhancing the shared community spaces, celebrating social vibrancy, and valuing a strong connection to the outdoors. Anthem seeks to support Port Moody's goal of art accessibility by fostering neighbourhood creativity, and transforming areas of live, work play into engaging and enjoyable spaces.

Photo taken from the PoMo Arts Website



Welcome to Port Moody Sign

Photo taken from the unveiling ceremony of Lháẃḵem, a work form James Harry

PUBLIC ART OPPORTUNITY

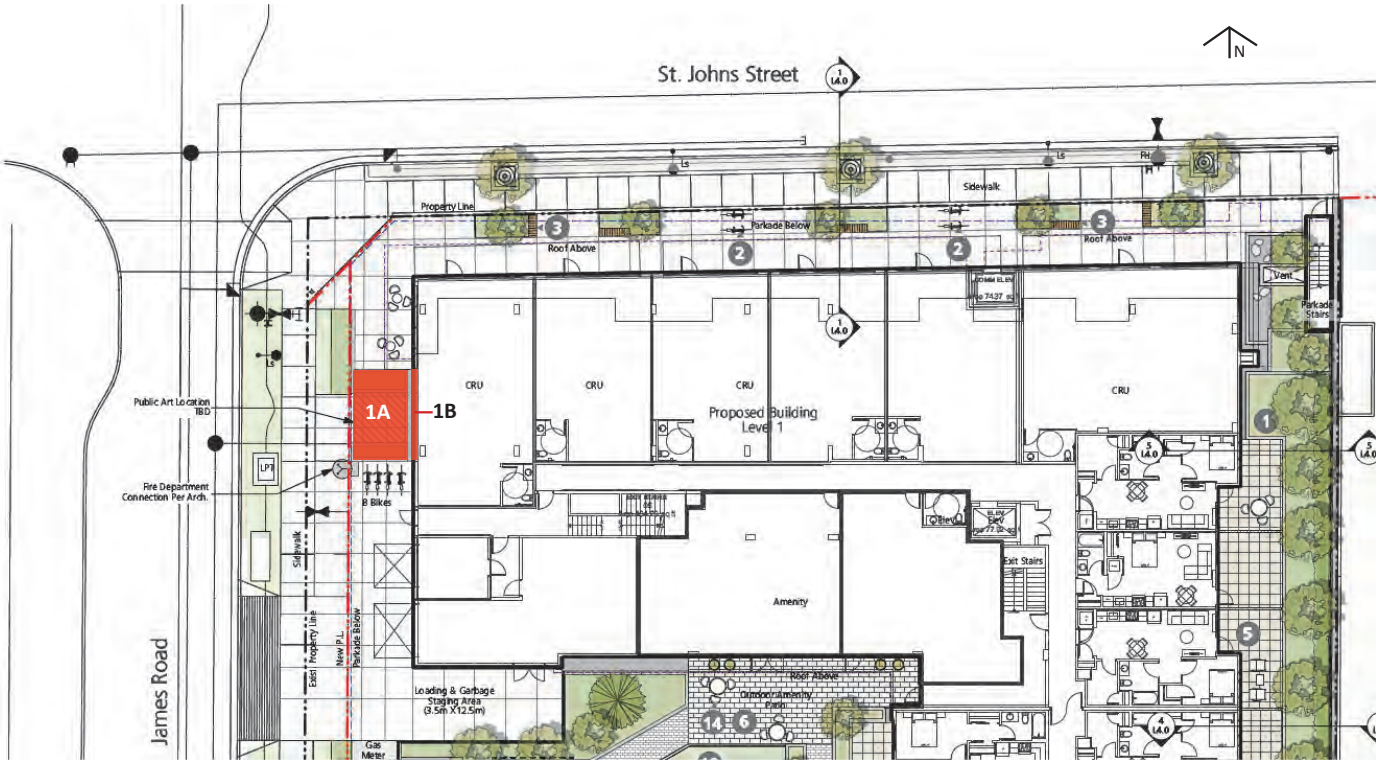
Following detailed site analysis, the public art opportunity has been identified as the northwest landscape area (1A) fronting James Road, with the option to expand to the façade wall adjacent to the landscaped area (1B). The public art has the potential for a wide range of approaches, media, and forms, including integration with the landscape and ground treatment for opportunity 1A and integration with the façade wall for opportunity 1B.

The artwork is envisioned to be human-scale, providing increased opportunities for engagement and interaction. The site location offers visibility to motorists coming from St. Johns Street, high accessibility for pedestrians, and engagement opportunities for a diverse array of multi-generational audiences, including the students from Ecole Moody Middle School of the Arts, residents, and visitors.

Adding interest to the street and facilitating strong connections, the public art will foster a sense of place and contribute to a warm, welcoming public realm.

Public Art Opportunity 1A: Northwest landscape Area fronting James Road

Public Art Opportunity 1B: (Optional) Façade wall adjacent to the landscape area



Public Art Site Location

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Attachment 1
Considered at the December 17, 2024, Special Council meeting
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Attachment 1
Considered at the September 24, 2024, Regular Council meeting

The public art opportunity offers potential for an engaging artwork that will enhance the quality of this family-oriented neighborhood and the daily lives of residents, students, commuters, and the community. The public art will provide placemaking and a sense of belonging within the neighbourhood and contribute to the cultural vibrancy of Port Moody.

Selected early in the development process, the artist will have the opportunity to become an integral member of the design team and will be given as much creative license as possible to activate the space, integrating art into the site and its community context in a meaningful and engaging way. The public art will be carefully considered, in keeping with the vision of the development as well as the City of Port Moody's public art program. Long-term maintenance and public safety will be key considerations for the artist. Anthem proposes to host an enduring public artwork as part of the St. Johns development that speaks to diverse audiences, inviting engagement and dialogue while celebrating and enhancing local culture.

Public Art Opportunity 1A

Public Art Opportuntiy 1B (Optional)

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PUBLIC ART BUDGET

The total public art contribution for St. John Street is **$250,000.00**

The amount allocated for the public artwork is $200,000.00 and includes the artist fee, detailed design, and sealed enginering drawings, artwork materials and fabrication, construction coordination and site preparation, lighting (specific to the artwork), artwork storage (if required), transportation, installation, any travel related expenditures, and insurance. All applicable taxes are in addition to the artwork budget. The artist selected will be responsible for a general public liability insurance policy and WCB insurance, if required. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

Administrative costs will include art consultant fees and the artist selection process, which includes artist and selection panel honorariums.

Public Artwork (Opportunity 1A & 1B optional)	$200,000.00
Public Art Administration	$35,400.00
Selection Process and Honoraria	$12,900.00
Artist Honoraria ($3,500 x 3)	$10,500.00
Selection Panel Honoraria ($800 x 3)	$2,400.00
Public Art Consultant	$22,500.00
Developer's Contingency	$7,100.00
Plaque	$2,500.00
Photo Documentation Licenses	$5,000.00
TOTAL PUBLIC ART BUDGET	**$250,000.00**

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PUBLIC ART TIMELINE

TARGET PROJECT TIMELINE

DP Issuance ..... January 2025

BP Issuance ..... January 2025

Construction Start ..... February 2025

Construction Completion ..... May 2027

TARGET PUBLIC ART TIMELINE

Preliminary Public Art Plan Submission ..... July 2024

Detailed Public Art Plan Submission ..... September 2024

Selection Panel Meeting – Review Long List of Artist ..... February 2025

Short-listed Artists' Invitation ..... February 2025

Artists Orientation Meeting ..... March 2025

Selection Panel Meeting – Artist Presentations ..... May 2025

Artist Contract ..... May / June 2025

Artwork Installation ..... April 2027

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE

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SELECTION PROCESS

All stages of the artist selection process will be facilitated by Ballard Fine Art,public art consultant.

The artists selection process will involve a two-stage invitational to local, indigenous, and regional artists and artist teams with a five-member selection panel. The selection panel will include three art professionals from the local Port Moody Community and two members from the Anthem St. John Street design team. The three art professionals on the panel will be paid an honorarium of $800 for their work.

Selection Panel Members (voting):
Isaac Beall, Anthem Properties
Krista Whitelock, Vice President, Anthem Properties
Zoe Royer, Port Moody Resident with Local Arts Knowledge & Interest
Deanna Kayne, Executive Director, PoMo Arts
Nathan Lee, Artist

Alternates:
Makiko Hara, Independent Curator
Tom Hsu, Artist
Eric Robertson, Artist & former Port Moody resident, Metis and Gitskan

Selection Panel Members (non-voting):
Devain Jain, City of Port Moody, Manager of Cultural Services
Sara Graham, City of Port Moody, Public Art Coordinator

Stage One
In stage one of the artist selection process, the selection panel will be provided with the project Terms of Reference outlining the project, community contexts and the public art opportunity.

Ballard Fine Art will conduct in-depth research and nominate a long list of 10-12 suitable artists for consideration. The selection panel will collectively discuss the merits of each nominated artists' past work and potential fit with the public art opportunity. Upon review of the artist's long list, the selection panel will determine a short list of 3 artists to develop a concept proposal.

Stage Two
In stage two, the short-listed artists will be invited to develop a concept proposal. The short-listed artists will be provided with an in-depth orientation to the project and site, the public art opportunity, and the community contexts with an opportunity to meet with the design team. The short-listed artists will be provided with an honorarium of $3,500 for their work, paid upon receipt and presentation of their concept proposal.

Following the selection panel's review of the short-listed artist concept proposals and presentations, a final artist and artwork will be selected for the public art opportunity. Prior to notifying the final artist, the design team will have an opportunity to review the selected artist's concept in more depth as it relates to feasibility, maintenance, and safety considerations.

The selected artist will enter a contract agreement with Anthem Properties to complete the proposed artwork on time and budget.

The Short-listed Artists' Public Art Proposals are to Include

i) Written public art proposal (1-2 pages)
ii) Visualization tools (renderings and/or models)
iii) A detailed public art cost estimate
iv) Project timeline (duration)
v) Details of all materials, finishes, colours, dimensions, installation requirements, names of fabricators and maintenance requirements
vi) CV and examples of past projects

Artist/Artist Team Selection Criteria for Stage Two

i) High quality and innovative concept with a clear vision of the final artwork
ii) Demonstrated understanding of the public space and the impact on the proposed site
iii) Understanding of the project architecture, the site and its contexts
iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, and maintenance
v) Artistic quality of artwork presented in the documentation of past work
vi) Availability

Please note: If no submission warrants consideration, Anthem Properties reserves the right not to award the commission.

Please direct any questions to:

Ballard Fine Art Ltd.
604 922 6843 |info@ballardfineart.com
Attn: Jan Ballard

City of Port Moody

Bylaw No. 3408

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) .

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

LOT A, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NE WESTMINSTER LAND DISTRICT

PID: 024- 70-529

LOT 112, PLAN NWP57529, DISTRICT LOT 190, GROUP 1, NE WESTMINSTER LAND DISTRICT

PID: 005-60 -322

LOT 100, PLAN N P51504, DISTRICT LOT 190, GROUP 1, NE WESTMINSTER LAND DISTRICT

PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER ITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHO N ON FORM 1 OR V, AS APPROPRIATE

PID: 02 -15 -539

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STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER ITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHO N ON FORM V

PID: 02 -15 -547

STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER ITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHO N ON FORM V

PID: 02 -15 -555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS APPROPRIATE

PID: 02 -15 -5 3

AND

THAT 7 .3S .M PORTION OF MORA PLACE TO BE CLOSED,

all as shown on the map in Schedule A of this Bylaw.

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD90 to Schedule D:

CD90. Comprehensive Development Zone 90 (CD90)

CD90.1 Intent

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

CD90.2 Permitted Uses

The following uses are permitted within the Comprehensive Development Zone 90:

(a) Principal Use	i. Artist Studio – Type A ii. Building Manager Office iii. Child Care Use iv. Convenience Retail v. Multi-Residential vi. Office vii. Personal Service viii. Restaurant ix. Retail x. Retail Food Service
(b) Secondary Use	i. Home Occupation – Type A and Type C

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	ii. Off-Street Parking

CD90.3 **Condition of Use**

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

CD90.4 **Coverage**

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0. m above grade.

CD90.5 **Floor Area Ratio**

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ration in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

CD90.6 **Building Height**

ithin the CD90 Zone, buildings shall not exceed a height of storeys and shall not exceed a maximum height of 18.4m (0.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical e uipment and elevator run-on shafts.

CD90.7 **Setbacks**

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

Front: 3.47m (11.4ft)
Rear: 5.03m (1 .5ft)
East: 4.72m (15.5ft)
est: 3.5m (11.5ft)

CD90.8 **Parking, Loading, and Bicycle Parking**

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

a) 198 resident spaces;
b) 14 commercial spaces; and
c) 29 resident visitor spaces.

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Attachment 10

90.8.2 Of the total number of off-street parking spaces re uired:

a) a minimum of resident spaces shall be accessible; and
b) a maximum of 5 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

90.8.5 All parking, loading and bicycle parking spaces and parking manoeuvring aisle widths shall meet the minimum size re uirements in Part of the Zoning Bylaw.

90.8. The provision of electric vehicle charging infrastructure in the CD90 Zone shall comply with the regulations in section .11 of the Zoning Bylaw. .

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – 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 _____, 2024.

Read a second time this ___ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

DRAFT

175

Attachment 1

Considered at the December 17, 2024, Special Council meeting

452

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

489

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

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Attachment 10

I hereby certify that the above is a true copy of Bylaw No. 3408 of the City of Port Moody.

_____

S. Lam
City Clerk

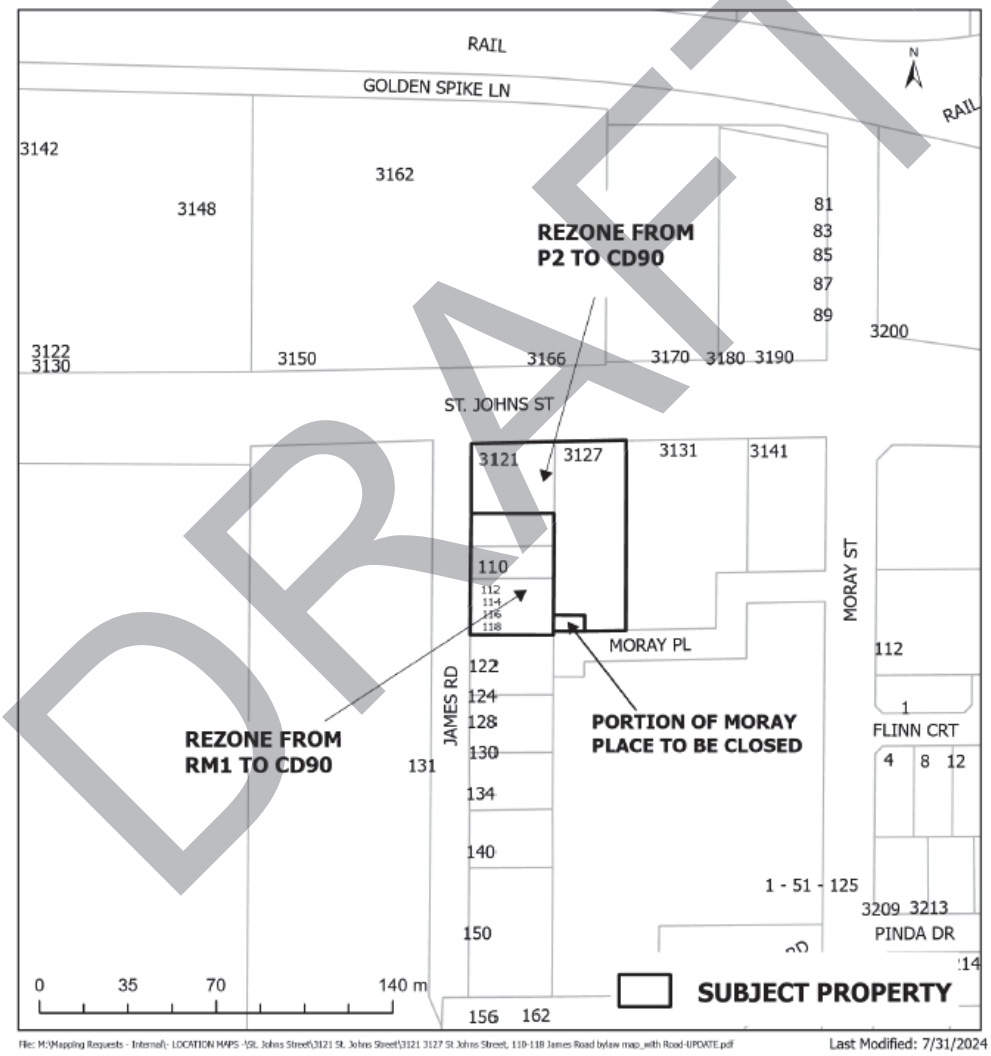
DRAFT

Attachment 10

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90).

Corporate Officer



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City of Port Moody

Bylaw No. 3409

A Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act*.

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 Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental) .

2. Authorization

2.1 Council hereby authorizes the agreement, substantially in the form attached hereto as Schedule A between the City of Port Moody and Anthem LMV Tri-City Holdings Ltd. with respect to the following lands:

Lot A, Plan N P51504, District Lot 190, Group 1, New estminster Land District
PID: 024- 70-529

Lot 112, Plan N P57529, District Lot 190, Group 1, New estminster Land District
PID: 005- 0 -322

Lot 100, Plan N P51504, District Lot 190, Group 1, New estminster Land District
PID: 004-947-941

Strata Lot 1, Plan BCS1104, District Lot 190, Group 1, New estminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate
PID: 02 -15 -539

Strata Lot 2, Plan BCS1104, District Lot 190, Group 1, New estminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
PID: 02 -15 -547

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Strata Lot 3, Plan BCS1104, District Lot 190, Group 1, New estminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
PID: 02 -15 -555

Strata Lot 4, Plan BCS1104, District Lot 190, Group 1, New estminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate
PID: 02 -15 -5 3

3. Execution of Documents

3.1 The Mayor and Corporate Officer are authorized to execute any documents re uired to give effect to the Housing Agreement.

4. Attachments and Schedules

4.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Section 219 Covenant – Housing Agreement – Market Rental Housing – Anthem LMV Tri-City Holdings Ltd.

5. Severability

5.1 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 _____, 2024.

Read a second time this ___ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

DRAFT

179

Attachment 1

Considered at the December 17, 2024, Special Council meeting

456

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

493

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

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Attachment 11

I hereby certify that the above is a true copy of Bylaw No. 3409 of the City of Port Moody.

_____

S. Lam
City Clerk

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Schedule "A" to Bylaw No. 3409

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference as of _____, 2024.

HEREAS:

A. The Developer is the registered owner of the Lands;

B. The Developer wishes to obtain development permission with respect to the Lands to create a 180-unit purpose built rental development;

C. The City wishes to ensure that the Lands and any buildings built thereon will be used as a rental development for the Term;

D. Section 483 of the *Local Government Act* authorizes the City, by bylaw, to enter into a housing agreement regarding the occupancy of the housing units, including the form of tenure;

E. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of the land, or the use of a building on or to be erected on land, and that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;

F. The City has adopted the Housing Agreement Bylaw, authorizing the City to enter into this Agreement on the terms and conditions contained herein; and

G. The Developer and the City wish to enter into this Agreement to restrict the use of, and construction on, the Lands on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NO THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and 1.00 now paid by the City to the Developer (the receipt of which is hereby acknowledged), the parties covenant and agree with each other as follows, as a Housing Agreement under section 483 of the *Local Government Act*, section 219 of the *Land Title Act,* and as a contract and a deed under seal between the parties, the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

1. DEFINED TERMS & INTERPRETATION

1.1 In and for the purposes of this Agreement, the following terms shall have the following meanings:

(a) **Agreement** means this housing agreement together with the General Instrument and all schedules attached hereto;

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(b) **Building** means any building or buildings to be constructed on the Lands as part of the Proposed Development;

(c) **City** means the City of Port Moody, a municipal corporation incorporated under the *Local Government Act* and the laws of the Province of British Columbia, having its municipal offices at 100 Newport Drive, Port Moody, B.C., V3H 5C3;

(d) **City Personnel** means any and all of the City's elected officials, board members, officers, directors, employees, and agents;

(e) **Commercial Parcel** means an air space parcel, or the remainder of the Lands created by a Subdivision, which will contain, *inter alia*, all of the Commercial Units;

(f) **Commercial Units** means all of the units in the Proposed Development that will be used for commercial purposes;

(g) **Development Permit** means Development Permit No._____issued by the City;

(h) **Developer** means the registered owner in fee simple of the Lands as of the date of this Agreement and any subsequent registered owner of the Lands or of any part into which the Lands are Subdivided, including any person or company that purchases a portion of the Lands for the purpose of constructing any portion of the Proposed Development or any successor in title to the Lands;

(i) **General Instrument** means the Form C under the *Land Title (Transfer Forms) Regulation*, together with all amendments thereto and replacements thereof, and all schedules and addenda to the Form C charging the Lands;

(j) **General Manager** means the City's General Manager of Community Development, and their designate;

(k) **Housing Agreement Bylaw** means Housing Agreement Bylaw No. 3409, adopted by Council of the City and authorizing this Agreement;

(l) **Lands** means the land and premises described in Item 2 of the General Instrument and any part, including the Building or a portion of the Building, into which said land is Subdivided;

(m) ***Land Title Act*** means the *Land Title Act*, RSBC 199 , c 250, together with all amendments thereto and replacements thereof;

(n) ***Local Government Act***" means the *Local Government Act,* RSBC 2015, c 1, together with all amendments thereto and replacements thereof;

(o) **LTSA** means the Land Title Survey and Authority of British Columbia, or any successor entity with authority over the land registry maintained under the *Land Title Act*;

(p) **Proposed Development** means the development on the Lands contemplated in the Development Permit and this Agreement;

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( ) ***Real Estate Development Marketing Act*** means the *Real Estate Development Marketing Act*, SBC 2004, c 41, together with all amendments thereto and replacements thereof;

(r) **Rental Accommodation** means a Unit that is made available for rent to a Tenant for residential use;

(s) ***Residential Tenancy Act*** means the *Residential Tenancy Act*, SBC 2002, c 78, together with all amendments thereto and replacements thereof;

(t) ***Strata Property Act*** means the *Strata Property Act,* SBC 1998, c 43, together with all amendments thereto and replacements thereof;

(u) **Subdivide** means to divide, apportion, consolidate or subdivide the Lands, the Building, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of cooperative interests or shared interests in land as defined in the *Real Estate Development Marketing Act*; **Subdivision** has a corresponding meaning;

(v) **Tenancy Agreement** means a tenancy agreement, lease, licence, or other agreement granting a Tenant rights to occupy a Unit pursuant to the *Residential Tenancy Act* and that is regulated by the *Residential Tenancy Act*;

(w) **Tenant** means a tenant (including a subtenant) or occupant of a Unit by way of a Tenancy Agreement;

(x) **Term** shall mean the period commencing upon the date of filing and registration of this Agreement in the LTSA, and shall continue in full force and effect for sixty (0) years, or for the life of the building constructed as part of the Proposed Development, whichever is less; and

(y) **Unit** means any residential dwelling unit in the Proposed Development that is constructed upon the Lands and is occupied or available for occupancy on a month-to-month, or longer basis, in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*.

2. RENTAL ACCOMMODATION

2.1 The Developer covenants and agrees with the City that the Lands, the Proposed Development, and any Unit on, or to be constructed on the Lands, shall be used and occupied only in strict accordance with the terms of this Agreement.

2.2 ithout limiting the generality of section 2.1, the Developer covenants and agrees with the City that:

(a) during the Term, no application shall be made to the City to stratify the Proposed Development or any building on the Lands pursuant to section 242 of the *Strata Property Act*;

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(b) the Proposed Development shall not be Subdivided during the Term, including for greater certainty, upon completion of the construction of the Proposed Development, the Developer shall not submit a strata plan under the *Strata Property Act* or otherwise make application to stratify the Building under the *Strata Property Act*;

(c) each and every Unit on, or to be constructed on the Lands as part of the Proposed Development, must, during the Term, be continuously available as Rental Accommodation, subject to unavailability due to repairs and renovation, in which case the Unit shall remain vacant until the repair or renovation is completed and thereafter shall be used as Rental Accommodation in accordance with this Agreement; and

(d) where the Lands consist of more than one parcel of land, the Developer may not, without the prior written consent of the General Manager, sell or transfer less than all of the parcels of land in a single or related series of transactions that would result in the purchaser or transferee becoming the legal and beneficial owner of less than all of the Units governed by this Agreement.

2.3 The Developer further covenants and agrees with the City that any and all Units shall be rented only in accordance with the following conditions:

(a) the Units will be used or occupied only pursuant to a Tenancy Agreement; and

(b) the monthly rent payable for any Unit must be market rent (as mutually determined by the Developer and the Tenant) or less, subject only to the provisions of the Residential Tenancy Act.

2.4 Operation and Management

The Developer covenants and agrees that it will:

(a) be fully responsible for complying with all applicable laws and regulations, including the *Residential Tenancy Act*;

(b) be fully responsible for the management and administration of the Units, and all associated costs;

(c) furnish good and efficient management and operation of the Proposed Development and Units and will permit representatives of the City to inspect the Proposed Development and Units at any reasonable time, subject to the applicable notice provisions in the *Residential Tenancy Act*;

(d) maintain the Proposed Development (including soft and hard landscaping, servicing, parking, and loading) and the Units in a satisfactory state of repair and ensure fitness for habitation and will comply with all laws, including health and safety standards applicable to the Lands;

(e) not assign or delegate management and operation of the Units to any entity, except to a property manager licensed under the *Real Estate Services Act* (British Columbia), or with the prior written consent of the General Manager, acting reasonably. As an exception to the foregoing, the Developer may retain contractors to assist with repair, facility maintenance, janitorial services, and

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similar activities, on the Lands, provided that the Developer will remain primarily responsible for the operation and management of the Units.

2.5 Demolition

During the first sixty (0) years of the Term, the Developer will not demolish a Unit unless:

(a) the Developer has obtained the written opinion of a professional engineer or architect who is at arm's length to the Developer that it is no longer reasonable or practical to repair or replace any structural component of the Unit, and the Developer has delivered to the City a copy of the engineer's or architect's report; and

(b) the Building in which a Unit is located is damaged or destroyed, to the extent of 75% or more of its value above its foundations, as determined by the City in its sole discretion;

and, in each case, a demolition permit for the Unit has been issued by the City and the Unit has been or will be demolished under that permit.

3. DEFAULT AND REMEDIES

3.1 Notice of Default

The City may give to the Developer written notice to cure a default under this Agreement within 30 days of receipt of notice. The Developer must act with diligence to correct the default within the time specified in the notice referred to herein, except that if after using commercially reasonable and diligent efforts the Developer is not able to correct the default within such time period, the Developer will continue to use commercially reasonable and diligent efforts to correct such default until such default is corrected.

3.2 Costs

The Developer will pay to the City on demand by the City all of the City s costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

3.3 E uitable Remedies

The City, in addition to its rights under this Agreement or at law, will be entitled to all e uitable remedies including specific performance, injunction, and declaratory relief, or any of them, to enforce its rights under this Agreement.

3.4 Specific Performance and No Penalty or Forfeiture

The Developer acknowledges and agrees with the City that:

(a) specific performance, injunctive relief (mandatory or otherwise) or other e uitable relief may be the only ade uate remedy for a default by the Developer under this Agreement and that the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Developer of this Agreement. Further, the Developer agrees that the foregoing provision is reasonable given the public interest in preserving the stock

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of Rental Accommodation in accordance with this Agreement; and

(b) it is entering into this Agreement to benefit the public interest in making the Rental Accommodation available; and

(c) that the City s rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and

(d) the City s rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

3.5 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at e uity by any party will prejudice, limit, or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

4. LIABILITY

4.1 Indemnity

As an indemnity pursuant to section 219( ) of the *Land Title Act*, except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer will indemnify and save harmless each of the City and the City Personnel from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of one or more of the following:

(a) the entering into of this Agreement;

(b) any act or omission by the Developer or its officers, directors, employees, agents, contractors, or other persons for whom at law the Developer is responsible;

(c) the Developer s construction, maintenance, operation, management, or financing of the Lands or the Proposed Development by the Developer, its officers, directors, agents, contractors, or other persons for whom at law the Developer is responsible; and

(d) the exercise by the City of any of its rights under this Agreement.

4.2 Release

Except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer hereby releases and forever discharges the City and the City Personnel from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, operation, or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Developer.

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4.3 Impact on Market Value

The Developer acknowledges and agrees that no compensation is payable, and the Developer is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, which at any time results directly or indirectly from the existence, registration, or operation of this Agreement.

4.4 Survival

The covenants of the Developer set out in sections 4.1, 4.2, and 4.3 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Developer.

5. SUBDIVISION

5.1 Subdivision of the Lands

Notwithstanding section 2.2(b):

(a) subject to compliance by the Developer with all applicable re uirements of the City and the City's elected council, this Agreement and all applicable laws and bylaws, the City will not unreasonably withhold its consent to a Subdivision to enable the Developer to subdivide Lands by way of an air space subdivision plan to enable all of the Commercial Units within the Proposed Development to be contained within the Commercial Parcel; and

(b) following the Subdivision and the issuance of an occupancy permit for the Commercial Parcel, the Developer may apply to the City for a discharge of this Agreement from the Commercial Parcel, and the City will on re uest of the Developer execute and deliver a registrable discharge of this Agreement in respect of the Commercial Parcel, provided that:

(i) any such discharge will be in form and substance acceptable to the City and will be prepared by the Developer at its cost;

(ii) the City will have a reasonable amount of time to execute and return any such discharge; and

(iii) the preparation and registration of any such discharge will be without cost to the City.

6. GENERAL PROVISIONS

.1 City s Power Unaffected

Nothing in this Agreement:

(a) affects or limits any discretion, rights, or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land;

(b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

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(c) relieves the Developer from complying with any enactment, including the City s bylaws in relation to the use of the Lands.

.2 Agreement for Benefit of City Only

The Developer and City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Developer, any Tenant, or any future owner, lessee, occupier, or user of any of the Lands, the Proposed Development, the Building, or a Unit; and

(c) the City may at any time execute a release and discharge of this Agreement in respect of all or a portion of the Lands, without liability to anyone for doing so.

.3 Agreement Runs with the Lands

This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Developer for itself, its successors, and assigns, and all persons who ac uire an interest in the Lands after the date of this Agreement.

.4 No Liability

Notwithstanding anything contained in this Agreement, the parties agree that neither the Developer, nor any successor in title to the Lands, or any portion thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Developer or its successors in title, as the case may be, ceases to be the registered or beneficial owner of the Lands or such portion thereof.

.5 Contractual Obligations

The covenants and agreements on the part of the Developer have been made by the Developer as contractual obligations as well as being made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Developer.

. Modifications of This Agreement

This Agreement may only be modified in writing, signed by both parties, in registrable form. The modification will only be effective if it is approved both as a modification of a housing agreement pursuant to section 483 of the *Local Government Act* (which re uires a bylaw), and as a modification of a covenant pursuant to section 219 of the *Land Title Act.* Any modification will be filed in the LTSA as a modification of a covenant and as a modification of the housing agreement.

.7 Priority of This Agreement

The Developer will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development in priority to all financial charges and encumbrances (including mortgages,

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assignments of rents, liens, options to purchase, and rights of first refusal) which are registered, or pending registration, against title to the Lands in the LTSA, save and except those as have been approved by the City or have been granted in favour of the City.

.8 Agreement to Have Effect as Deed

The City and the Developer each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

.9 Inspection

The City is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the City obligated to remedy any default of this Agreement. A failure by the City to enforce this Agreement will not constitute a waiver of any of the City's rights herein.

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An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

.11 Time

Time is of the essence in this Agreement.

.12 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

.13 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

.14 Notices

All notices, demands, or re uests of any kind, which a party may be re uired or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

If to the City: 100 Newport Drive
Port Moody, BC V3H 5C3
Attention: Community Development Department

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If to the Developer: at the address registered on title with the LTSA

Service of any such notice, demand, or re uest will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand, or re uest; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or re uests are to be addressed.

.15 Further Assurances

Upon re uest by the City, the Developer will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

.1 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

.17 Housing Agreement

The Developer acknowledges and agrees that:

(a) this Agreement constitutes a Housing Agreement entered into under section 483 of the *Local Government Act;*

(b) the City is re uired to file a notice of Housing Agreement in the LTSA against title to the Lands; and

(c) once such a notice is filed, this agreement binds all persons who ac uire an interest in the Lands as a Housing Agreement under section 483 of the *Local Government Act*.

.18 Housing Agreement Discharge

The City covenants and agrees, upon being provided with a registrable discharge of this Agreement, to execute and deliver the registrable discharge of this Agreement upon expiration of the Term.

7. INTERPRETATION

7.1 References

(a) Gender specific terms include both genders and include corporations. ords in the singular include the plural, and words in the plural include the singular.

(b) Every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, servants, employees, agents, contractors, officers, licensees, and invitees of such party, wherever the

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context so re uires or allows.

7.2 Construction

(a) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit, or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

(b) Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph, or clause refers to the article, section, paragraph, or clause bearing that number or letter in this Agreement.

7.3 No Limitation

The word including when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as without limitation or but not limited to are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.4 Terms Meaning

(a) The words shall , must , and will are to be construed as imperative.

(b) Reference to business day means all days other than Saturday, Sunday, and statutory holidays in the Province of British Columbia.

(c) Reference to party and parties means the one or more parties to this Agreement, as the context demands.

(d) Reference to a whole, for example, the Lands and the Development , includes reference to a portion thereof.

7.5 Extended Meanings

The words hereof , herein , hereunder , and similar expressions used in any section, paragraph, or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph, or clause only unless otherwise expressly provided.

7. Currency

All payments to be made or calculated pursuant to the terms of this Agreement shall be paid or calculated in the currency of Canada unless otherwise expressly stated.

7.7 Statutes

Any reference in this Agreement to any statute or bylaw includes any subse uent amendment, re-enactment, or replacement of that statute or bylaw.

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7.8 Entire Agreement

The Parties agree that:

(a) this is the entire agreement between the City and the Developer concerning its subject, and there are no warranties, representations, conditions, or collateral agreements relating to this Agreement, except as included in this Agreement; and

(b) this Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of a bylaw to amend the Housing Agreement Bylaw.

7.9 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia. The parties attorn to the non-exclusive jurisdiction of the Courts of the Province of British Columbia.

IN WITNESS WHEREOF, as evidence of their agreement to be bound by the terms of this instrument, the City and the Developer hereto have executed the General Instrument that is attached hereto these Terms of Instrument and forms part of this Agreement.

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CONSENT AND PRIORITY AGREEMENT

In consideration of the sum of TEN (10.00) DOLLARS and other good and valuable consideration, RO AL BANK OF CANADA (the **Chargeholder**), the holder of the following financial charge(s) registered in the LTSA against title to the Lands charged by this instrument:

Mortgage No. CB302800 and
Assignment of Rents No. CB302801 (the **Security**)

for itself and its successors and assigns, hereby consents to the granting and registration of the within Section 219 Covenant (the **Charge**) and grants priority to the Charge over the Security and to the Chargeholder's right, title and interest in and to the Lands charged by this instrument, in the same manner and to the same effect as if the Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Security and prior to the advance of any money under the Security.

As evidence of its agreement to be bound by the terms of this instrument, the Chargeholder has executed the *Land Title Act* Form C or D which is attached hereto and forms part of this Agreement.

END OF DOCUMENT

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City of Port Moody

Bylaw No. 3444

A Bylaw to close a portion of Moray Place.

HEREAS pursuant to s. 40 of the *Community Charter*, Council may adopt a bylaw to close a portion of a highway to traffic and remove its dedication as highway;

AND HEREAS notice of adoption of this Bylaw has been given prior to adoption in accordance with City of Port Moody Public Notice Bylaw, 2023, No. 3430, and Council has provided an opportunity for persons who consider they are affected to make presentations to Council;

NO THEREFORE 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 Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444.

2. Legal Description

2.1 That the 7 .3m^2 area shown in heavy black outline and identified as Closed Road on Reference Plan EPP130191 dedicated as road on Strata Plan BCS57529, District Lot 190, Group 1, New estminster District, a copy of which is attached hereto as Schedule A and forms a part of this Bylaw, is hereby stopped up and closed to traffic of all kinds and the dedication as highway is removed.

3. Authorization

3.1 The Mayor and Corporate Officer are hereby authorized to execute all documentation necessary to give effect to the provisions of this Bylaw, including the plan attached hereto.

4. Attachments and Schedules

4.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Reference Plan EPP130191.

5. Severability

5.1 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.

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Read a first time this ___ day of _____, 2024.

Read a second time this ___ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3444 of the City of Port Moody.

S. Lam
City Clerk

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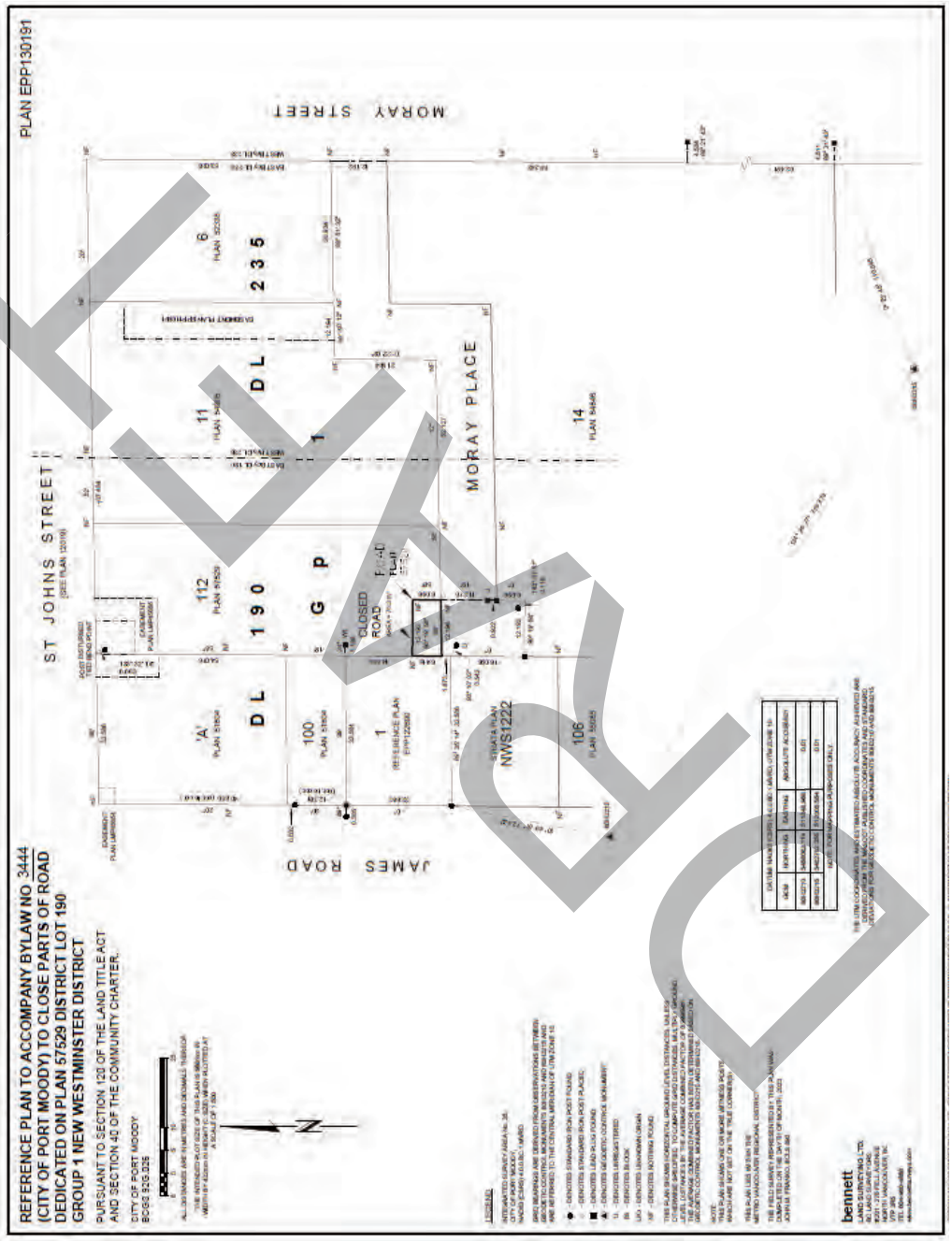
Schedule A – Reference Plan EPP130191



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Sustainability Report Card
Mixed Use Projects

Version 1.0, April 2022

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. Buildings are a vital part of our community, providing shelter, employment, recreation opportunities, services, shopping and more. With the amount of time we spend in our buildings they play an essential role in how prepared we are for our changing climate, influence the vitality of our community, and shape our everyday lives.

The buildings we build today will be around for the next 60–80 years on average and it is crucial for the evolution of our community that these structures are built to the highest sustainability standards. In 2020 Council adopted the City's Climate Action Plan, a comprehensive strategy laying out a pathway to become a carbon neutral, resilient community by 2050. This Plan includes various building-related actions that project proposals should incorporate to work towards the vision that:

> "Port Moody is a resilient community that honours climate justice, leading the urgent response to climate change through collective action."
>
> – Climate Action Committee, 2019

Port Moody encourages innovative thinking in community design to achieve sustainable communities. To this end, the Report Card is a requirement for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability values, and these measures are used to evaluate development proposals. The Report Card is a tool that summarizes overall project sustainability and is integrated with all other development approval requirements.

The Report Card focuses on performance criteria within four pillars of sustainability defined by the City as:

1. Cultural Sustainability	2. Economic Sustainability
Cultural sustainability recognizes the need to honour and transmit cultural beliefs, practices, heritage conservation, and culture for future generations. Cultural sustainability is about fostering cultural rights, local culture and cultural identity in a community. Cultural sustainability can be achieved through innovation and preservation of identity through different forms of creative expressions (e.g., art, events), celebrating cultural customs, and preserving and transmitting cultural heritage and customs through design of culturally inclusive landscapes, architecture, programs, and amenities.	Economic sustainability in the Port Moody context means offering a broad range of local employment opportunities that will reduce commute distances and times, encouraging creative and clean industry and jobs, and building a more sustainable financial future for the City. The impacts of this approach will reduce GHG emissions, enable active transportation as a more viable means of getting around, build more resilient local business communities, and strengthen the social fabric of the city.

3. Environmental Sustainability	4. Social Sustainability
Environmental sustainability refers to the protection, management, and monitoring of ecosystems and natural assets to ensure the long-term productivity and health of resources to meet future economic and social needs. Environmental sustainability involves protecting, restoring, and connecting environmental systems to maintain function and ecological integrity. It also acknowledges that human civilisation takes resources to sustain our modern way of life, recognizes the elements that place stress on the environment and incorporates how technology will drive our greener future.	Social sustainability is about inclusive and resilient societies that understand what citizens need from the places where they live, work and play and where citizens feel supported in their well-being and are encouraged to evolve. Social sustainability combines physical design with support mechanisms to enhance social liveability, amenities, and systems that actively support the capacity of current and future generations to create healthy and livable communities. Socially sustainable communities promote diversity, equity and inclusion, foster connectivity and provide a high quality of life.

Process

The Sustainability Report Card forms part of the application materials for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit proposals. There are five steps to follow in completing the Sustainability Report Card process:

1. Consult with City planning staff to discuss your proposal and determine if a Sustainability Report Card must be submitted with your development application.
2. Following the initial conversation with staff, and while preparing your application, complete the Sustainability Report Card by filling in the appropriate information that applies to your application and submit a completed copy to your file manager.
3. The Sustainability Report Card will be marked three times:
   a. Prior to first reading;
   b. Prior to Advisory Design Panel and Land Use Committee; and
   c. Final scoring prior to Development Permit issuance.

   At each of these marking intervals Planning staff will review the Report Card for completeness and accuracy and forward to staff in various departments for marking. Staff will make comments, determine a score, and provide the applicant an opportunity to revise the Report Card. The score and comments will be included in the land use reports that are distributed to the Advisory Design Panel, Land Use Committee, and City Council.
4. Commitments indicated in the Report Card will be secured through various means including, but not limited to, Development Permit conditions, securities, and various agreements (e.g., Servicing Agreement) or covenants. The method of securing the commitment is noted for each criteria.
5. If your application is approved by Council, your final Sustainability Report Card is maintained in the development file and a copy is provided to the City's Building Division.

198
Attachment 1
Considered at the December 17, 2024, Special Council meeting
475
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
512
Attachment 1
Considered at the September 24, 2024, Regular Council meeting

Attachment 13

Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. Make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met where appropriate.
- 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. In this case, select N/A and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- Key terms are defined in the Glossary at the end of the Report Card document.
- Refer to the Resources section in each criteria for links to web-based resources relevant to measures in the Sustainability Report Card.

Scoring

- Scoring of the Report Card reflects a project's overall ability to be a sustainable development. Criteria are assigned points to indicate their significance based on:
  1. the level of difficulty to integrate criteria into project design;
  2. the order-of-magnitude cost added to the project;
  3. alignment with identified City and community priorities;
  4. the level of urgency for Port Moody in terms of achieving community sustainability goals; and
  5. the degree of effectiveness for increasing overall project sustainability.
- Performance measures are ordered based on priority. The first performance measure under each topic area in each pillar is the highest priority. The highest priority performance measures typically offer the highest possible points.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Points for achieving various means are indicated. Where open ended responses are permitted, staff will make a fair assessment of the project's performance for the measure with respect to site conditions.
- Where criteria may not be applicable to your project due to constraints, select the N/A option and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- 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 City Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. Innovation items have a maximum score of 3 points. Constraints are not scored but given specific mention in Council Reports. Applicants are required to provide a narrative of how the project is contributing to each pillar of sustainability.
- Staff will review your completed Report Card and provide feedback to give you the opportunity to achieve the highest score possible by the time the project is considered for adoption or permit approval.

Attachment 13

Monitoring

In general, the information required from the applicant for the Sustainability Report Card is similar to the information required for a typical development application. However, to ensure accountability, the City may 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 criteria. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

Public Information

Copies of the Report Card are maintained by the Development Planning Division and are included as an attachment to Council reports related to the application. Therefore, Report Cards are part of the public record.

Property and Applicant Information

Applicant: Isaac Beall

Telephone: 604-235-6967 **Email:** ibeall@anthemproperties.com

Registered owner: Anthem LMV Tri-Cities Holdings LP

Project address: 3121-3127 St Johns Street and 110-118 James Road

Proposed use: Purpose Built Rental **Total floor space (m^2):** 13996.3

Building type: Apartment **Number of storeys:** 6

Number of units: 180

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Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 13

1. Cultural Sustainability

Arts

C1a *(applicants can choose between C1a or C1b)* (12 points possible)

Does the project designate space for artists or creative enterprises to be retained for the lifetime of the project?

- ☐ **Yes**
- ■ **No**
- ☐ **N/A** *(applicants can choose between C1a or C1b)*

If yes:

Check all that apply: *(up to 12 points)*

- ☐ artist studios *(2 points for first studio + 1 point for each additional studio, max 8 points)*
- ☐ family-size live-work units – sold below market value *(3 points per unit, max 8 points)*
- ☐ family-size live-work units – sold at market value *(2 points per unit, max 6 points)*
- ☐ plaza, creative placemaking space, available for public use (e.g., outdoor stage) *(4 points)*
- ☐ temporary artist spaces on or off the site *(2 points)*
- ☐ publicly viewable exhibition space *(2 points)*
- ☐ developer identified need/opportunity *(up to 4 points)*

Please specify: _____

Provide the size and details of the proposed space(s):

For the spaces being provided in this project, how will operation be managed? (e.g., who is responsible for managing tenants, maintenance, etc)?

Resources

Developer Public Art Guidelines

Art in Public Spaces Master Plan

Arts and Culture Master Plan

Enforcement

- Units (market and below market) will be secured through a Housing Agreement.
- Plaza/creative/exhibition space & temporary artist space will be confirmed through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Formal written confirmation of arrangements for managing spaces will be required.

Staff comments

While the application does not identify space specifically for artists, that does not preclude the possibility that some of the proposed commercial floor area being used for that purpose in the future

Score 0 **/12**

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Considered at the December 17, 2024, Special Council meeting

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C1b *(applicants can choose between C1a or C1b)* **(6 points possible)**

Does the project include artwork which is aligned with the Art in Public Spaces Master Plan and located in a publicly accessible or publicly owned space? *(Note: Public Art Policy encourages at least 0.5% of construction costs)* *(4 points)*

■ **Yes**

☐ **No**

☐ **N/A** *(applicants can choose between C1a or C1b)*

Applicants are encouraged to work with artists and/or art consultants early so that artworks can be incorporated in meaningful and creative ways. **Has an artist or art consultant been engaged for this project?** *(2 points)*

■ **Yes**

☐ **No**

OR

Does the project provide an in lieu financial contribution to the City's Artwork Reserve Fund in accordance with the City's Public Art Policy? *(4 points)*

☐ **Yes**

■ **No**

☐ **N/A** *(applicants can choose between C1a or C1b)*

What is the proposed contribution to the City's Artwork Reserve Fund?
(Note: Public Art Policy encourages at least 0.5% of construction costs)

(up to 2 points)
(2 points if contribution is at least 10% greater than recommendation)

$ amount: _____ **% of construction budget:** _____

Resources

Developer Public Art Guidelines
Art in Public Spaces Master Plan
Arts and Culture Master Plan

Enforcement

- Formal written commitment to engage in a process to include public art will be required. Confirmation of the value of this commitment and securing this commitment through a letter of credit submitted prior to issuance of Development Permit will be required.
- Collection of public art funds prior to issuance of development permit will be required.

Staff comments

Applicant has been requested to provide a plan prepared by a Public Art Consultant. Points awarded on that basis

Score 6 **/6**

Attachment 13

C2

(2 points possible)

Does the project include artistically designed (professionally designed) architectural elements that enhance the overall visual appeal of the development (e.g., water feature)?

■ **Yes**

☐ **No**

If yes, describe how:

Use of high quality brick, a contrasting colour pallete, coloured retail canopies, and warm "wood look" elements throughout the proposed project will enhance the overall visual appeal of the development and St Johns Street. The proposed public art location at the corner of St Johns and James Road will also enhance the artistically designed elements of the building and overall visual appeal of the development. Additionally, the pergola incorporated into the courtyard will be professionally designed.

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Score 1 **/2**

C3

(2 points possible)

Does the project include artistically designed (professionally designed) street furniture and/or streetscape enhancements (e.g., artistically designed benches, streetlights, tree grates)? (*Note: consider maintenance and replacement of furniture/enhancements)*

■ **Yes**

☐ **No**

☐ **N/A**

If yes, describe the furniture/enhancements and how they will be maintained:

The project will include custom professionally designed benches integrated into planters for the St Johns Street frontage.

Enforcement

- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.

Staff comments

Score 2 **/2**

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Considered at the December 17, 2024, Special Council meeting

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Considered at the September 24, 2024, Regular Council meeting

Attachment 13

C4

(2 points possible)

Describe how your project aligns with the Art in Public Spaces and/or Arts and Culture Master Plans, or otherwise contributes to the overall cultural and artistic vitality of Port Moody:

Through the use of elements such architecture, landscaping, artistically designed street furniture, and aesthetic signage, the proposed development seeks to physically enhance the public realm, public infrastructure, and the beauty of the city. In addition, the proposed amenity courtyard could be utilized for outdoor art and cultural events and small scale performances, therefore contributing to the overall cultural and artistic vitality of Port Moody.

We have added more details about our upcoming public art piece. The centerpiece will be a statue that reflects and ties into the rich history and vibrant spirit of the Port Moody community. Additionally, the statue will be complemented by thoughtfully designed surrounding landscaping and an aesthetically appealing exterior wall surface behind the art, enhancing the overall experience and visual impact of the installation.

Resources

Art in Public Spaces Master Plan

Arts and Culture Master Plan

Enforcement

- N/A

Staff comments

A Publlic Art Plan prepared by an art consultant has been requested to establlish the details for the art installation

Score 1 /2

C5

(1 point possible)

Does the project include artistic elements for the benefit of the residents/ occupants (e.g., artistic features in a private courtyard or main entryway)?

■ **Yes**

☐ **No**

If yes, please describe:

The private courtyard of the proposed development will include artistic elements in the form of soft and hard landscaping, material choice, and most importantly, a children's play structure for the residents/occupants. These artistic features, for the benefit of the residents and public, may include artistic patterning in the PIP rubberized flex play space, the trellis over the social area, and at the entrance to the courtyard off the street. The signage and material selection at the main entryway will also include artistic elements.

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Score 1 /1

Attachment 1

Considered at the December 17, 2024, Special Council meeting

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Considered at the September 24, 2024, Regular Council meeting

Attachment 13

Heritage

C6

(3 points possible)

Have you consulted with City staff to determine if any of the structures on the subject property may have heritage value?

- ☐ Yes
- ☐ No
- ■ N/A

If yes, does the project include a statement of significance for heritage structures not listed on Heritage Register, prepared by a heritage conservation specialist where potential heritage value is observed?

- ☐ Yes
- ☐ No
- ■ N/A

Resources

Heritage Register

Enforcement

- Submission of Statement of Significance with application will be required.

Staff comments

There are no heritage elements on the site

Score ☐ /3

C7

(3 points possible)

Does the project include a heritage conservation plan prepared by a heritage conservation professional for a structure on the property of the application or on another property in the City?

- ☐ Yes
- ☐ No
- ■ N/A

If yes, provide the address of the structure included in the heritage conservation plan:

Address: _____

Enforcement

- Submission of a conservation plan will be required with application.

Staff comments

Score ☐ /3

C8

(3 points possible)

Does the project include reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation? (*3 points*)

- ☐ Yes
- ☐ No
- ■ N/A

Enforcement

- Details will be included in Heritage Conservation Plan and formalized in a Heritage Revitalization Agreement or Development Permit. Formal protection typically involves heritage designation following completion of conservation work.

Staff comments

Score ☐ /3

C9

(2 points possible)

Where the preservation of a heritage structure in its original location cannot be accommodated, relocation may be considered.

Does this project include heritage relocation within Port Moody? (*2 points*)

- ☐ Yes
- ☐ No
- ■ N/A

Resources

Conservation of Historic Places in Canada: historicplaces.ca

Enforcement

- Written confirmation of commitment to relocate structure and details of plans for the building in its new location will be required.

Staff comments

Score ☐ /2

Attachment 13

C10

(2 points possible)

Does the project salvage materials or artefacts from a historic place in Port Moody, or reuse materials or artifacts from architectural/landscape salvage in a manner which supports the authenticity of the site's character-defining elements?

☐ **Yes**

☐ **No**

■ **N/A**

If yes, please explain: *(up to 2 points)*

Enforcement

- Depending on what is proposed, incorporating these elements could be shown on landscape and/or architectural plans included in the Development Permit.
- Landscaped elements will be subject to securities. If the artifacts are used in public art then they will be secured through Public Art Securities.

Staff comments

Score ☐ **/2**

C11

(2 points possible)

Does the project involve the addition of a heritage structure to the City's Heritage Register? This only applies to a structure with heritage value that is NOT already on the City's Heritage Register.

☐ **Yes**

☐ **No**

■ **N/A**

Resources

Heritage Register

Enforcement

- Confirmation of intention to add the heritage structure to the Heritage Register will be required.

Staff comments

Score ☐ **/2**

C12

(2 points possible)

Does the project incorporate acknowledgement of historical or cultural connections to the site (e.g., historical naming of the site, people, events, structures, architectural inspiration etc.)?

■ **Yes**

☐ **No**

If yes, please explain: *(up to 2 points)*

The architecture of the building draws inspiration from Port Moody's industrial history through the use of brick and metal for the base of the building. Other building finishes have been carefully curated to reflect the palette of BC's coast, cool greys and warm cedar tones, all assembled in a modern and cohesive form.

Enforcement

- Follow up will depend on the method used to acknowledge cultural connections to the site. Determined by staff.

Staff comments

Score 1 **/2**

Public Realm

C13

(8 points possible)

Does the project improve the streetscape beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's beautification impact?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 4 points)***

- ☐ Artistic stormwater management features *(1 point)*
- ☐ Restores the frontage of an existing building in Historic Moody Centre *(2 points)*
- ■ Proposed artistic paving treatments *(1 point)*
- ■ Adds aesthetics to functional elements of the streetscape *(1 point)*
- ■ Aesthetically pleasing and functional benches, bike rack, planter, lighting etc. upgrades *(1 point)*
- ☐ Interaction of the project with the public e.g., edible landscape/foliage *(1 point)*
- ☐ Artistic panels in entry foyer *(1 point)*
- ▣ Other *(up to 1 point)*

Are the streetscape elements designed by a local artist? ***(4 points)***

☐ **Yes**

■ **No**

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Artistic elements will be secured through Public Art securities.

Staff comments

details of proposed elements to be provided

Score 3 **/8**

Attachment 13

C14

(3 points possible)

Does your project include any innovative cultural sustainability aspects not captured in the Report Card?

☐ Yes

■ N/A

If yes, please explain: *(up to 3 points)*

Enforcement

– Will depend on the type of innovation, determined by staff.

Staff comments

Score /3

C15

Does your project face any unique site constraints that limit cultural sustainability achievement?

☐ Yes

■ No

If yes, please explain:

Enforcement

– N/A

Staff comments

Attachment 13

C16 **(3 points possible)**

Summarize the project's cultural sustainability contributions. including the performance criteria in this Report Card and additional elements not previously captured here.

Port Moody has a rich pedestrian oriented public realm that encourages community vitality, prosperity, and cultural sustainability, providing a vibrant gathering place for the community. The proposed development seeks to enhance the existing public realm and streetscape through the addition of fine grain retail space at grade, artistically designed street furniture, building design, public art, landscaping, aesthetic signage, and public space for gathering. The proposed development is a much needed positive addition to the St Johns streetscape and will provide amenities for tenants and the greater public within walking distance to rapid transit. By encouraging pedestrian retail experience, active transportation, and gathering spaces, the proposed development seeks to strengthen the cultural sustainability of Port Moody. Furthermore, the project is dedicating substantial portions of land along the north, west and south property lines. The new lane and pedestrian connection to Moray Place will create new connections within the community.

The building's strategic step-backs and articulated store frontage have been thoughtfully designed to enhance the public realm. These design elements create a more engaging and inviting streetscape, allowing for a seamless blend of commercial and public spaces. Storefronts with large, transparent windows will foster an interactive and vibrant street atmosphere, encouraging passersby to engage with the retail spaces. This design approach not only improves the aesthetic appeal but also promotes economic activity and social interaction.The cultural importance of Port Moody is captured through the integration of local art and historical references in the building design and public art installations.

Enforcement

– Highlighted in Council reports

Staff comments

Score 2 /3

Total Cultural Sustainability Pillar Points = 17 /56

Attachment 13

2. Economic Sustainability

Complete Community

EC1 **(13 points possible)**

Does the project support active transportation to access shops and services by improving the circulation and connectivity of the site to retail shops, services, and employment near the project site?

■ **Yes**

☐ **No**

If yes, check all that apply for how this is achieved: ***(up to 13 points)***

- ■ Creates connectivity to existing active transportation network *(up to 3 points)*
- ■ Eliminates barriers to access for active transportation (e.g., improving let-downs, accessibility) *(up to 3 points)*
- ■ Enhances trails and bike paths *(1 point)*
- ■ Creates public amenity space *(1 point)*
- ■ Use of greenery and landscaping to serve pedestrians and to direct patrons to storefront entrances and transit *(1 point)*
- ■ Wide sidewalks and separation from the road to encourage and promote pedestrian movement *(1 point)*
- ■ Blade or tab signs are incorporated as appropriate *(up to 2 points)*
- ■ Seating, public art, and other amenities are incorporated into design of retail storefront area *(up to 3 points)*
- ■ Receiving/shipping areas are located off pedestrian routes *(1 point)*
- ■ Other – please explain: *(up to 3 points)*

The new lane connection to Moray Place will create a new safer and more comfortavle active transportation route.

Resources

Master Transportation Plan Examples

Enforcement

- Architectural elements are secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Signage will be confirmed through the Signage Plan.

Staff comments

signage details to be provided before points awarded

Score 9 **/13**

481

Attachment 13

EC2

(12 points possible)

Does the project increase access to daily services or supplement the existing business composition?

☐ **Yes**

☐ **No**

If yes:

Check all that apply: ***(up to 12 points)***

■ Contiguous retail frontage to maintain continuity of retail storefronts *(2 points)*

☐ Enhances existing businesses through agglomeration as appropriate *(2 points)*

■ Provides a variety of store widths or opportunity for a variety of storefront widths through combining individual units *(2 points)*

☐ Provides daily goods and services that are missing or underserved in the current local area business composition *(2 points)*

Please explain missing/underserved goods and services identified:

☐ Supports expansion of and/or leverages the existing business community in the area *(2 points)*

Please explain how:

☐ Other – please explain: *(up to 2 points)*

What is the Walk Score of the proposed project?

Resources

WalkScore

Enforcement

- Architectural elements will be secured through the Development Permit.
- Specific uses will be incorporated into the project zoning.

Staff comments

As the proosed commercial spaces are not designated for specific uses, the provision of professional services as suggested by the applicant cannot be confirmed at this stage

Score 6 **/12**

482

Attachment 13

EC3

(5 points possible)

What is the estimated increase to the current and proposed property assessed value, as would be determined by BC Assessment (market value) for each property classification?

(Note that only estimates are required for proposed assessed value as actual assessed values would not be available at this point in the project)

Current (Land & Improvement)

Class 1 – residential assessed value: $13,017,400.00

Class 2 – utilities assessed value:

Class 3 – supportive housing assessed value:

Class 4 – major industry assessed value:

Class 5 – light industry assessed value:

Class 6 – business other assessed value: $3,650,000 (Institutional/land value)

Estimated Proposed (Land & Improvement)

Class 1 – residential assessed value: $80,000,000

Class 2 – utilities assessed value:

Class 3 – supportive housing assessed value:

Class 4 – major industry assessed value:

Class 5 – light industry assessed value:

Class 6 – business other assessed value: $3,200,000

Project provides more assessed value in a non-residential class (2,4,5,6) = 3 points

Proposed assessed value is higher than current assessed value = 2 points

Proposed assessed value is the same as current assessed value = 1 point

Proposed assessed value is lower than current assessed value = 0 points

Resources

Official Community Plan land use plan map

BC Assessment Property Classification

Enforcement

– N/A

Staff comments

Score 2 /5

Attachment 13

Local Economy

EC4

(20 points possible)

Does the project increase the number of and variety of skilled employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan?

■ **Yes**

☐ **No**

If yes:

List the estimated number of jobs: *(up to 5 points)*

# of existing jobs on site: 1

# of proposed jobs on site: 10-20

% of jobs retained: _____

If # of existing jobs is not retained = 0 points
If # of existing jobs is retained = 3 points
If # of jobs is increased beyond existing = 5 points

Using the North American Industry Classification System (NAICS), list the type of jobs created. Classification to the Sector (first) level is sufficient.

Retail trade. Finance and insurance. Real estate and rental and leasing. Professional, scientific and technical services. Educational services. Health care and social assistance. Food services. Public administration.

List the jobs to population ratio on site: *(up to 15 points)*

Up to 0.5, each 0.1 = 1 point; Above 0.5, each 0.1 = 2 points

0.05

Are the Industrial, Mixed Employment, or Mixed Use areas leased or owned?

■ Leased

☐ Owned

☐ Other – please describe:

Have you identified potential occupants for each land use?

■ Yes

☐ No

If yes, list all potential occupants identified and their intended use:

It is too early to know potential occupants, but the anticipated occupants are professional services, personal services, and food/beverage establishments.

Resources

Official community Plan Overall Land Use Plan Map

NAICS

Metro Vancouver Industrial Lands Strategy

Enforcement

- Commitment confirmed through Building Permit Plans re: space/occupant designation
- For owner spaces, proof of registration of the Strata Plan at Land Title & Survey Authority submitted.

Staff comments

Score 5 **/20**

EC5

(12 points possible)

Does the project retain industrial uses on site?

☐ **Yes**

☐ **No**

■ **N/A**

If yes:

Will the zoning restrict a portion of the project to light industrial uses? *(5 points)*

☐ Yes

☐ No

Will the industrial use(s) be multi-level (E.g., mezzanine)? *(up to 5 points)*

☐ Yes

☐ No

Will the proposed tenants intensify the use of industrial space? *(2 points)*

☐ Yes

☐ No

What is the industrial floor space ratio (FSR)? _____

Enforcement

- Architectural elements will be secured through the Development Permit.
- Occupancy will be confirmed as a part of the Building Permit.

Staff comments

Score ☐ /12

EC6

(7 points possible)

Do the sizes and configuration of retail units in the project support a variety of occupants, employment, and uses for those units?

■ **Yes**

☐ **No**

☐ **N/A**

If yes, check all that will be incorporated: **(up to 7 points)**

■ Ceiling heights of at least 12' (floor to ceiling, not floor to slab) *(1 point)*

☐ Appropriate setbacks to allow for seating, patios, public art, and other streetscape features and amenities *(1 point)*

■ For corner developments, a corner retail storefront with wraparound glazing *(1 point)*

■ Variety of storefront widths, depths, ventilation, and glazing treatments etc. to meet the needs of different tenants *(1 point)*

■ Exterior lighting is positioned and integrated to enhance architecture and storefront design *(1 point)*

■ Storefronts are adaptable to accommodate different signage types to support tenant's branding while maintaining neighbourhood character *(1 point)*

■ Adaptable to emerging retail trends e.g., online orders *(1 point)*

Enforcement

- Architectural elements will be secured through the Development Permit.

Staff comments

Score 7 /7

Attachment 13

EC7

(6 points possible)

Does the project contribute to a circular economy?

■ **Yes**

☐ **No**

If yes, check all the circular economy initiatives: **(up to 6 points)**

- ☐ re-use of resources (deconstruction for re-use, materials made from recycled/reclaimed materials, materials made from natural inputs) *(2 points)*
- ☐ local repair café *(2 points)*
- ☐ collaboration between local enterprises/industry *(2 points)*
- ☐ design for the future/design for deconstruction *(2 points)*
- ☐ maker-space/tool library *(2 points)*
- ■ foster a sharing initiative (e.g., car share, bike share etc.) *(2 points)*
- ☐ Other – please describe: *(up to 2 points)*

The use of high quality and durable materials will ensure the life cycle of rental units can be used as long as possible.

Resources

Canadian Circular Economy

Enforcement

- Architectural elements will be secured through the Development Permit.
- Waste related initiatives may be subject to securities.
- Other elements may be secured with a Section 219 Covenant.

Staff comments

Other opportunties may become evident once actual uses are known

Score 2 **/6**

EC8

(5 points possible)

Is the project expected to contribute to the daytime economy (i.e. daytime population comprised of workers and students) and/or the nighttime economy of Port Moody (i.e. commercial activities in the evening e.g., restaurant, entertainment, sports, culture, shops, etc.)?

■ **Yes**

☐ **No**

If yes, check any of the following sectors that you may be targeting: ***(up to 5 points)***

- ■ Incorporate office, institutional or light industrial space *(5 points)*
- ■ Food and beverage establishment (e.g., restaurant, coffee shop, etc.) *(3 points)*
- ■ Tourism business *(1 point)*

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements related to occupancies will be confirmed through the Building Permit.

Staff comments

Specific commercial uses have not been confirmed but points awrded on basis of potential

Score 5 **/5**

Attachment 1

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Attachment 13

EC9

(4 points possible)

Does the project provide a regional destination for commercial or institutional land uses?

☐ Yes

■ No

If yes, please check all that apply: *(up to 4 points)*

- ☐ specialized training/education *(2 points)*
- ☐ specialized art *(2 points)*
- ☐ culture/heritage *(2 points)*
- ☐ recreational opportunities (e.g., high performance training centre) *(2 points)*
- ☐ Other – please describe: *(up to 2 points)*

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements related to occupancies will be confirmed through the Building Permit.

Staff comments

Score 0 /4

EC10

(3 points possible)

Will the project attempt to source local (Port Moody) labour, supply and materials?

■ Yes

☐ No

If yes, check all that apply: *(up to 3 points)*

- ■ Local supply of materials *(1 point)*
- ■ Local labour *(1 point)*
- ■ Local contractors *(1 point)*
- ■ Local professional services *(1 point)*
- ☐ Other – please describe: *(1 point)*

Enforcement

- Architectural elements will be secured through the Development Permit.
- Contractors will be confirmed through the Building Permit.

Staff comments

to be confirmed at building permit stage

Score 3 /3

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 13

EC11

(3 points possible)

Does your project include any innovative economic sustainability aspects not captured?

☐ Yes

■ N/A

If yes, please describe: *(up to 3 points)*

Enforcement

- Will depend on the type of innovation, determined by staff.

Staff comments

Score ☐ /3

EC12

Does your project face any unique site constraints unique that limit economic sustainability achievement?

☐ Yes

■ No

If yes, please describe:

Enforcement

- N/A

Staff comments

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 13

EC13

(3 points possible)

Summarize the project's economic sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The project will create 10-20 jobs from the leased commercial space along St Johns street and the types of jobs may come from many different sectors. Increasing the number of and variety of skilled on Mixed Use land will contribute greatly to the Port Moody economy. The project will source local labour, supply, and materials, and will continue to contribute to the economy in the future by way of local supply and use of local labour for ongoing project maintenance (repairs, property management, landscaping etc.). The use of durable and high quality materials will also ensure that the project can continue to contribute to the local Port Moody economy for many years into the future.

Lastly, the proposed commercial space provides much needed services in the area, considering that more and more people are choosing Port Moody as home, and supports the ability for residents to live, work, and play all within walking distance.

Enforcement

- Highlighted in Council report

Staff comments

Score 3 /3

Total Economic Sustainability Pillar Points = 42 /93

Attachment 13

3. Environmental Sustainability

Natural Environment

EN1

(20 points possible)

Does the project protect and enhance the urban forest, prioritizing tree retention and planting of native or adaptive tree species which provide multi-storey habitat (groundcover, shrubs and trees) to increase ecological value, biodiversity, and resilience to climate change impacts?

- ■ **Yes**
- ☐ **No**
- ☐ **N/A**

If yes:

Outline the following:

Number of existing significant mature trees protected on site (i.e., mature trees over 40 cm DBH): _____ ***(up to 5 points)***

Number of existing trees over 10 cm protected on site: 5 located on City property, applicant is working to transplant ***(up to 5 points)***

Replacement tree ratio: 63 replacement, 63 required ***(up to 5 points)***
(Note: Native tree species are preferred for areas immediately adjacent to Environmentally Sensitive Areas)

- Trees planted on-site: 63
- Trees planted off-site: 4
- Cash-in-lieu: _____

Existing canopy cover (%): 1,471sq.m (32.3%) [total site area: 4,369.9 sq.m]

Proposed canopy cover at 20 years post development (%): 1,550sm (35.5%)

If canopy cover is the same = 3 points
If proposed canopy cover exceeds existing = up to 5 points

Demonstrate ability of trees to reach full maturity.
Check all that apply: ***(up to 5 points)***

- ■ Adequate soil volume as determined by the Canadian Landscape Standard *(2 points)*
- ■ Designated space for significant trees/stand of trees to reach full maturity *(2 points)*
- ■ Proximity to infrastructure (e.g., Building(s), power lines) *(1 point)*

Resources

Tree Protection Bylaw

I-tree Canopy

Canadian Landscape Standard

New canopy cover is calculated based on the type of trees that are being planted, at 20 year maturity.

Large Canopy Trees provide 125 m² per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)

Medium Canopy Trees provide 50 m² per tree (e.g., Evergreen magnolia, Honey locust)

Small Canopy Trees provide 25 m² per tree (e.g., Japanese maple, Giant Dogwood)

Sum Total Species Canopy Area for all proposed species and divide by gross site area to obtain mature canopy coverage percentage

Enforcement

- Elements on Landscape Plans will be subject to securities.
- Tree Protection Covenants may be applied.

Staff comments

No on-site trees to be retained

Tree Canopy coverage will increase

Score 15 /20

EN2

(15 points possible)

Does the site stormwater management plan provide adequate stormwater quality, volume and groundwater protection to address the relevant senior and municipal government requirements for future rainfall expected with climate change?

■ **Yes**

☐ **No**

If yes:

Do the site conditions work to restore stormwater flows to be closer to pre-development historical conditions? ***(2 points)***

■ Yes

☐ No

Indicate which of these approaches the project will use:

A. Nature-based Green Infrastructure solutions

Check all that apply: ***(up to 9 points)***

- ☐ Watercourse daylighting *(3 points)*
- ☐ Constructed wetlands *(3 points)*
- ☐ Rain gardens *(up to 3 points)*
- ☐ Bioswales *(up to 3 points)*
- ☐ Green roof/wall *(up to 3 points)*
- ■ Other – please describe *(up 2 points)*

Large replacement tree canopy and absorbent landscaping to infiltrate site stormwater.

B. Engineered Green Infrastructure solutions

Check all that apply: ***(up to 4 points)***

- ☐ Rainwater harvesting *(2 points)*
- ■ Systems that support street trees (e.g., trenches, soil cells, structural soils, etc.) *(1 point)*
- ☐ Roof downspout disconnection to Green Infrastructure *(1 point)*
- ■ Water quality structures *(1 point)*
- ■ Absorbent landscaping *(1 point)*
- ■ Other – please describe: *(up to 2 points)*

Detention and infiltration facilities.

Resources

Metro Vancouver's Stormwater Source Control Guidelines

Climate Action Plan

The Chines Integrated Stormwater Management Report (metrovancouver.org)

DFO Land Development Guidelines

2018 KWL IDF Curves for Climate Change

Enforcement

- Submission of stormwater management plan that addresses the goals indicated will be required.
- Elements on Landscape Plans will be subject to securities.
- Elements included on Civil Plans will be secured through the Servicing Agreement.

Staff comments

Details to be reviewed by Engineering

other opportunities to be reviewed

Score 9 **/15**

Attachment 13

EN3 *(applicants choose A or B)* (15 or 6 points possible)

A. Does the project protect, restore and/or compensate for site ecology on-site?

- ☐ **Yes**
- ☐ **No**
- ■ **N/A** *(applicants choose A or B)*

If yes, check all that apply: ***(up to 15 points)***

- ☐ Watercourse daylighting *(5 points)*
- ☐ Constructed wetlands *(3 points)*
- ☐ No increase in existing impervious area *(4 points)*

  Area (m^2): _____
- ☐ Riparian Area Restoration *(up to 3 points)*
- ☐ Aquatic restoration *(2 points)*
- ☐ Non-riparian forest restoration *(2 points)*
- ☐ Native/"naturescape" landscaping *(2 points)*
- ☐ Removal of invasive plant species from natural areas *(2 points)*
- ☐ Other biodiversity and habitat enhancement *(1 point)*
- ☐ Salvage replanting *(1 point)*
- ☐ Other – please describe: *(up to 3 points)*

OR

B. Does the project provide other biodiversity enhancement in an urban setting?

- ■ **Yes**
- ☐ **No**
- ☐ **N/A** *(applicants choose A or B)*

If yes, check all that apply: ***(up to 6 points)***

- ■ Other biodiversity and habitat enhancement *(1 point)*
- ■ Native/"naturescape" landscaping *(2 points)*
- ■ Other – please describe: *(up to 3 points)*

We have provided a range of species, both native and adaptive, and a layered approach to planting to support bird friendly design. We have worked with Staff to use local preferred native species.

Resources

Naturescape Policy 13-6410-03

Enforcement

- Elements on Landscape Plans will be subject to securities.

Staff comments (A)

Staff comments (B)

Score 6 **/15 or 6**

EN4

(10 points possible)

Is the proposed property located in an Environmentally Sensitive Area (ESA)?

☐ Yes

■ N/A

If yes:

i. **What is the designation of the ESA?**

ii. **What are the means of ESA protection?** **(up to 8 points)**

- ☐ Dedication *(3 points)*
- ☐ Covenant *(1 point)*
- ☐ Monitoring *(up to 2 points)*
- ☐ Other – please explain: *(up to 2 points)*

iii. **How is the ESA being improved?** ***(up to 2 points)***

Resources

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

Enforcement

- Environmentally Sensitive Area DP, other means of protection are required as established in criteria ii.

Staff comments

No ESA designation on site

Score /10

EN5

(5 points possible)

Does the project reduce potable water use from existing site conditions and/or per capita?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 5 points)***

- ■ Drought tolerant landscaping (xeriscaping) with native species *(0.5 points)*
- ☐ Installation of a water meter display to show consumption for occupants more frequently than billing *(0.5 points)*
- ☐ Non-water dependent materials/features for ground cover treatment *(0.5 points)*
- ■ Irrigation system with central control, rain sensors, and drip irrigation on and off-site *(0.5 points)*
- ☐ Captured rainwater irrigation or greywater system *(0.5 points)*
- ■ Other – please explain: *(up to 2 points)*

We have provided plantings that are appropriate for the environment into which they have been placed and that are considered to be hardy and drought tolerant once established.

Resources

Water meter Specifications

Enforcement

- Elements included on Civil Plans will be secured through the Servicing Agreement.
- Elements on Landscape Plans will be subject to securities.
- Low flow/flush and greywater systems will be confirmed through the Building Permit.
- Elements noted on Mechanical Drawings will be confirmed through the Building Permit.

Staff comments

Other details required before points awarded

Score 1 **/5**

EN6

(5 points possible)

Is the project located along the Burrard Inlet foreshore or otherwise impacted by coastal flooding (e.g., sea level rise, coastal squeeze, etc.)?

☐ **Yes**

■ **N/A**

If yes, describe how the project will mitigate risks and impacts of coastal flooding events in current and future climate scenarios: *(up to 5 points)*

Resources

Green Shores

Port Moody Zoning Bylaw Section 5.3.5

Enforcement

- Setbacks and minimum building elevation are confirmed through the Development Permit and Building Permit.

Staff comments

Score /5

EN7

(5 points possible)

Does the project redevelop and rehabilitate a brownfield site? *(5 points)*

☐ Yes

■ N/A

Resources

Brownfields

Contaminated Sites Regulations

Enforcement

- Proof of compliance with provincial contaminated sites regulations will be required.

Staff comments

Score /5

EN8

(4 points possible)

Does the design of outdoor lighting incorporate technology to minimize the harmful effects of light pollution?

■ Yes

☐ No

Check all that apply to ensure that lights are: ***(up to 4 points)***

- ■ Only on when needed *(0.5 points)*
- ■ Only light the area that needs it *(0.5 points)*
- ■ No brighter than necessary *(0.5 points)*
- ■ Minimizes blue light emissions *(0.5 points)*
- ■ Fully shielded (pointing downward) *(0.5 points)*
- ■ LED lights *(0.5 points)*
- ■ Non-reflective pavement surface *(0.5 points)*
- ■ Other – describe the lighting plan for the site and its dark sky friendly features: *(up to 0.5 points)*

Carefully chosen lighting will highlight landscape features. All lighting will be shielded and directed downwards in consideration of being dark sky friendly.

Resources

International Dark Sky Association for Dark Sky Friendly Lighting

Enforcement

- Lighting details will be confirmed through the Building Permit and will be subject to securities through Landscape Plans.

Staff comments

Lighting details to be provided for review. Points awarded on basis of intent

Score 4 /4

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

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Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 13

EN9

(3 points possible)

Does the project provide bird-friendly development through landscaping features that provide habitat to native species and building design that reduces bird collisions?

■ **Yes**

☐ **No**

If yes, check all that apply: *(up to 3 points)*

- ☐ Building design minimizes the quantity of glass *(0.5 points)*
- ☐ Incorporation of visual markers *(0.5 points)*
- ☐ Incorporation of features to block reflections *(0.5 points)*
- ■ Landscaping is appropriate distance from glass features *(0.5 points)*
- ■ Reduces light pollution *(0.5 points)*
- ☐ Building design reduces trapping potential by ensuring open pipes, ventilation grates and drains are inaccessible to birds *(0.5 points)*
- ■ Landscaping plan incorporates a diversity of native plants that provide food options for birds throughout the year *(0.5 points)*
- ■ Landscaping plan creates habitat complexity by including ground cover, shrubs, understory, and canopy layers in a stepped pattern *(0.5 points)*
- ☐ Other – please explain: *(0.5 points)*

Resources

Vancouver Bird Strategy

Enforcement

- Elements included on Landscape Plans will be subject to securities.
- Architectural elements will be secured through the Development Permit.

Staff comments

Score 2 /3

EN10

(2 points possible)

Does the project include forest fire prevention measures or fire smart building features?

■ **Yes**

☐ **No**

If yes, list all features: *(up to 2 points)*

Non-combustible cladding and other durable building materials (ie. brick and metal panel).

Resources

Fire Smart Canada

Enforcement

- Materials will be confirmed through the Building Permit.

Staff comments

Score 2 /2

EN11

(2 points possible)

Is the project seeking third party environmental certifications (e.g., Salmon Safe BC certification)?

- ☐ Yes
- ☐ No
- ■ N/A

Resources

Salmon Safe BC Certification

Enforcement

- Certification will be confirmed through Section 219 Covenant.

Staff comments

Score /2

Air Quality – Low Carbon Mobility

EN12

(12 points possible)

Does the project provide sustainable transportation infrastructure for user groups of each land use type, which contributes to reducing greenhouse gas emissions from this development beyond requirements in the Zoning Bylaw?

- ■ Yes
- ☐ No

If yes, check all that apply: *(up to 12 points)*

- ■ Unbundled and/or district parking *(2 points)*
- ■ Level 2 EVSE installed (as defined in technical bulletin) *(2 points)*
- ☐ Public EV DC Fast Charging EVSE installed *(2 points)*
- ☐ More than 20% of commercial EV charging infrastructure provided *(1 point)*
- ☐ Subsidized transit pass and transit information package *(1 point)*
- ☐ Micro e-charging is provided for a minimum of 10% of storage/parking spaces (e.g., e-bicycle, e-scooter) *(1 point)*
- ☐ Energized EV Charging for visitor parking *(1 point)*
- ☐ End of trip bicycle facilities *(1 point)*
- ☐ Bike share and assigned parking *(1 point)*
- ■ Car share and assigned parking space provision in nearby on-street/public parking *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

Resources

Port Moody Zoning Bylaw

Port Moody Electric Vehicle charging Infrastructure Bulletin

Enforcement

- Elements noted on Architectural Plans will be confirmed through the Development Permit and Building Permit Plans.
- Transit passes/unbundled & district parking will be secured through a Section 219 Covenant.
- End of trip facilities/parking uses included on Architectural Plans will be confirmed through the Development Permit.

Staff comments

Other opportunities to be considered during review

Score 5 /12

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 13

EN13

(11 points possible)

Does the project incorporate measures to support and increase active transportation?

■ **Yes**

☐ **No**

If yes, check all that apply: *(up to 11 points):*

- ■ Connects to existing pedestrian/cycling routes and priority destinations *(1 point)*
- ▣ Improved crossings of busy streets *(1 point)*
- ▣ Improved local pedestrian routes, local bike networks/trails *(1 point)*
- ■ Safe, secure, accessible, and sustainable footpaths *(1 point)*
- ■ Pedestrian clearway sufficient to accommodate pedestrian flow *(1 point)*
- ■ Covered outdoor waiting areas, overhangs, or awnings *(1 point)*
- ■ Pedestrian scale lighting *(1 point)*
- ■ Pedestrian/bike only zones *(1 point)*
- ☐ Improves connections to transit (bus/SkyTrain/ West Coast Express) *(1 point)*
- ■ Other – please describe: *(up to 2 points)*

New lights to be installed at James Road and St Johns. New lane connecting Moray Place to James Road.

Resources

Port Moody Master Transportation Plan

Enforcement

- Elements included in Civil Plans will be included in Servicing Agreement.
- Elements included in Architectural Plans will be secured through Development Permit.

Staff comments

Score 7 **/11**

Greenhouse Gas Emissions and Energy Reductions

EN14

(12 points possible)

Does the project provide a low carbon energy system (LCES), which prioritizes on-site local energy systems that provide heating, cooling and hot water heating? *(Note: systems should meet a Coefficient of Performance of 2 or greater)* Examples include: solar; district energy; heat pump; or geo exchange.

■ **Yes**

☐ **No**

If yes:

Describe the system type: ***(up to 10 points)***

- Heating mechanical system *(up to 5 points)*
  - Description: Packaged heat pump units with integrated HRV
  - Fuel source (e.g., electricity, renewable etc.): Electricity
- Hot water mechanical system *(up to 3 points)*
  - Description: Air source heat pump for domestic water
  - Fuel source (e.g., electricity, renewable etc.): Electricity
- Cooling mechanical system *(up to 2 points)*
  - Description: Packaged heat pump units with integrated HRV
  - Fuel source (e.g., electricity, renewable etc.): Electricity

Does the system use refrigerants with low global warming potential (GWP)?

☐ Yes

☐ No

■ N/A

If yes, check the low GWP system being installed: ***(up to 2 points)***

☐ Centralized system (e.g., communal heat pump) using ammonia, R744, water, CO2, R1234ze, or R1234yf, R454b, R513a, R32, R410a, R407c, R134a *(2 points)*

☐ Distributed system (e.g., VRF) using R32 or equivalent *(2 points)*

☐ Individual system (e.g., split or individual heat pump) using R290 propane, R744, or R134a *(2 points)*

☐ Other *(up to 2 points)*

How will the project mitigate refrigerant leakage?

Resources

Energy Step Code Corporate Policy

Vancouver low carbon energy system policy

Refrigerants & Environmental Impacts: A Best Practice Guide - Integral Group

Enforcement

- LCES confirmed through the Energy Step Code Corporate Policy commitment and Building Permit.
- Mechanical systems confirmed through Building Permit Plans.

Staff comments

Score 7 **/12**

EN15

(11 points possible)

Will the project include strategies to reduce lifecycle (embodied) greenhouse gas emissions from the project and increase carbon sequestration?
(Note that projects should aim to have total embodied carbon emissions below 500 kgCO_2e/m²)

■ **Yes**

☐ **No**

If yes:

Check all that apply: ***(up to 10 points)***

- ☐ Tracking and reporting project embodied emissions *(1 point)*
- ☐ Embodied emissions third-party certification: *(1 point)*
  List the certification: _____
- ■ Wood frame construction *(2 points)*
- ☐ Low carbon concrete construction *(1 point)*
- ■ materials sourced locally to reduce transportation emissions *(1 point)*
- ■ labour sourced locally to reduce transportation emissions *(1 point)*
- ☐ Selecting materials with environmental product declarations *(1 point)*
- ☐ Low embodied emissions disposal of materials *(1 point)*
- ☐ Utilization of natural insulation products *(1 point)*
- ☐ Targeting third party certification under ISO 14040, ISO 14044, and/or EN15978 *(2 points)*
- ☐ Commitment to reduce at least 40% of embodied emissions compared to project embodied emissions baseline: *(2 points)*
  % reduction committed to: _____
- ☐ Submission of pre- and post-construction lifecycle assessment *(1 point)*
- ☐ Low embodied emissions material selection policy *(1 point)*
- ☐ Benchmarking embodied emissions performance *(1 point)*
- ☐ Other – please describe. *(1 point)*

Please state the estimated embodied emissions of the project: ***(1 point)***

- over the building's estimated lifespan: _____
- in kgCO_2e/m²: _____

Provide the name of the calculator used to provide an estimate and/or the name of the organization who provided the embodied emissions analysis:

Resources

Life Cycle Assessment (LCA) Practice Guide [Carbon Leadership Forum]

CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum

lcm-public-sector-guide.pdf (gov.bc.ca)

Methodology to Calculate Embodied Carbon of Materials [RICS] (PDF)

Whole Building Life Cycle Assessment: Reference Building Structure and Strategies [ASCE]

Zero Code – Off-Site Procurement of Renewable Energy [Architecture 2030] (PDF)

Carbon Smart Materials Palette [Architecture 2030]

Athena Impact Estimator

Environment Agency's Carbon Calculator for Construction Activities

eTool

One Click LCA

Tally

Project teams may use a carbon calculator that is not listed above but must include the name of tool/organization completing the assessment

Enforcement

- Commitment will be secured through Section 219 Covenant.

Staff comments

LCES opportunities to be further reviewed with applicant

Score 5 **/11**

Attachment 13

EN16

(10 points possible)

Will the project achieve a recognized industry standard for sustainable design? *(Note that the City does not accept equivalencies and applicants must complete full certification)*

- ☐ **Yes**
- ■ **No**
- ☐ **N/A**

If yes, check all that apply:

- ☐ Built Green Canada – certification level: *(10 points)*
- ☐ LEED – certification level: *(10 points)*
- ☐ Zero Carbon Building Standard *(10 points)*
- ☐ Energy Star *(10 points)*
- ☐ BOMA BEST *(10 points)*
- ☐ Canadian Passive House Institute *(10 points)*
- ☐ International Living Future Institute – Zero Carbon Certification *(10 points)*
- ☐ Other – please describe: *(up to 10 points)*

Resources

Built Green Canada
LEED Canada
Zero Carbon Building Standard
Energy Star
BOMA BEST
Canadian Passive House Institute
ILFI – Zero Carbon Certification

Enforcement

- Commitment will be secured through Section 219 Covenant.

Staff comments

Score 0 **/10**

EN17

(8 points possible)

Does the project include strategies to ensure buildings do not overheat in future climate change scenarios?

- ■ **Yes**
- ☐ **No**

If yes, check all that apply: *(up to 8 points)*

- ■ Natural/passive ventilation *(1 point)*
- ☐ Stacked windows *(1 point)*
- ☐ Earth tempering ducting *(1 point)*
- ☐ Passive evaporative cooling *(1 point)*
- ☐ Fixed/operable external shading *(1 point)*
- ■ Natural shading *(1 point)*
- ■ Low window to wall area ratio *(1 point)*
- ■ Thermal massing *(1 point)*
- ■ Building Energy Model using future climate weather files *(1 point)*
- ☐ High-efficiency low carbon mechanical cooling *(1 point)*
- ■ Other – please describe: *(up to 2 points)*

All units and common amenities will have mechanical air conditioning.

Resources

Pacific Climate Impacts Consortium future weather files
City of Vancouver Passive Design Toolkit

Enforcement

- Elements included in Architectural Plans will be secured through the Development Permit and confirmed through the Building Permit.

Staff comments

Score 7 **/8**

Attachment 13

EN18

(8 points possible)

Does the project reduce the heat island effect on the site?

■ **Yes**

☐ **No**

If yes, check all that apply: *(up to 8 points)*

- ☐ Water features on site *(1 point)*
- ■ Natural shade around the structures (trees, climbing plants) *(1 point)*
- ■ Increase canopy cover compared to existing canopy cover *(1 point)*
- ■ Green infrastructure such as green roofs, rain gardens, absorbent landscaping etc. *(1 point)*
- ■ Use of low-albedo materials *(1 point)*
- ■ Reducing waste heat production through energy efficiency and active transportation *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

Resources

Reducing Urban Heat Islands to Protect Health in Canada

Enforcement

- Landscaped elements will be subject to securities.
- Elements included in Architectural Plans will be secured through the Development Permit.
- Active transportation commitments will be confirmed through the Servicing Agreement and Development Permit as noted on Civil Plans and other plans noted above.

Staff comments

Score 5 /8

EN19

(6 points possible)

Which Step of the Energy Step Code will the project be designed to comply with?

Part 9

- ☐ Step 3 *(0 points)*
- ☐ Step 4 *(2 points)*
- ☐ Step 5 *(3 points)*

Part 3

- ☐ Step 2 *(0 points)*
- ■ Step 3 *(2 points for large residential, 3 points for commercial)*
- ☐ Step 4 *(3 points)*

Resources

Building Bylaw

BC Energy Step Code

Energy Step Code Corporate Policy

Enforcement

- Step Code commitment will be confirmed through the Building Permit and a Section 219 Covenant.

Staff comments

Score 3 /6

Attachment 13

EN20

(2 points possible)

Does the project allocate sufficient and accessible recycling and garbage storage space in multi-residential and commercial buildings and complexes compatible with Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi Family and Commercial Developments? *(1 point)*

■ **Yes**

☐ **No**

If yes, outline the space provided for each (m^2):

Residential recycling: 408 SF (exceeds Metro Vancouver)

Residential garbage: 408 SF (exceeds Metro Vancouver)

Residential green waste: included above

Commercial recycling: 79.5 SF

Commercial garbage: 79.5 SF

Commercial green waste: included above

Does the design of the waste area provide safe and universally accessible access in a secure common area? *(1 point)*

■ **Yes**

☐ **No**

If yes – please explain:

Waste areas are secure, accessible, and well lit inside the parkade.

Does the design of the waste area align with the Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers?

■ **Yes**

☐ **No**

Resources

Zoning Bylaw

Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments

Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers

Enforcement

- Elements included on the Architectural Plans will be secured through the Development Permit.

Staff comments

Score 2 /2

503

Attachment 13

EN21 (3 points possible)

Does your project include any innovative environmental sustainability aspects not captured?

☐ Yes

■ N/A

If yes, please describe:

Enforcement

– Will depend on the type of innovation, determined by staff.

Staff comments

Score /3

EN22

Does your project face any unique site constraints unique that limit environmental sustainability achievement?

☐ Yes

■ No

If yes, please describe:

Enforcement

– Highlighted in Council reports.

Staff comments

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 13

EN23

(3 points possible)

Summarize the project's environmental sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The mixed-use project's environmentally sustainable contributions to the City of Port Moody include:
- Absorbent landscaping, native and adaptive plant species, planting that supports birds, hardy and drought tolerant plant species, and systems that support street trees.
- Lighting that ensures the minimization of harmful effects of light pollution.
- Level 2 EV installed parking spaces.
- Measures that support and increase active transportation.
- Pedestrian and cyclist scaled landscaping.
- Locally sourced materials and labour to reduce transportation emissions.
- Low window to wall area ratio and a building energy model that has used future weather data.
- Step Code 3 Low Carbon Energy Systems target.

Enforcement

– Highlighted in Council reports.

Staff comments

Score 2 /3

Total Environmental Sustainability Pillar Points = 82 /172

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 1

Considered at the September 24, 2024, Regular Council meeting

Attachment 13

4. Social Sustainability

S1

(30 points possible)

Does the project provide voluntary amenities?

- ■ **Yes**
- ☐ **No**
- ☐ **N/A** *(select if making contribution to the City's amenity reserve)*

If yes:

Check all that apply: ***(up to 15 points)***

☐ Community centre/facility	*(15 points)*
■ Space for growing food	*(3 points)*
■ Child play areas	*(1 point)*
■ Gathering place/space	(1 point)
☐ Usable public park/greenspace	*(10 points)*
☐ Community facilities	*(3 points)*
☐ Arts and cultural facilities	*(3 points)*
■ Streetscape and pedestrian improvements	*(2 points)*
☐ Accessible landscaped roof deck	*(3 points)*
■ Dog runs/ dog wash station	*(2 points)*
■ Work space	*(2 points)*
■ Other – please describe	*(up to 3 points)*

Bike repair space.

Does the project provide dedicated space for childcare? ***(10 points)***

- ☐ Yes
- ■ No

If yes, is the dedicated space for childcare being operated by a non-profit? ***(5 points)***

- ☐ Yes
- ☐ No

OR

Does the project contribute to the General Community Amenity Contribution Reserve as per the Community Amenity Contribution Policy? ***(2 points)***

- ■ Yes
- ☐ No
- ☐ N/A *(select if amenities are provided on site)*

If yes, what is the $ amount contributed: $714,816.00

Resources

Community Amenity Contribution Policy

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Section 219 Covenant relating to childcare spaces and community + arts and cultural facilities will be required.
- Housing related amenities will be included in the Housing Agreement.
- Public Art Securities will be applied to any public art amenities.
- Parkland contributions to the City will be formalized through the subdivision and parkland dedication process.

Staff comments

Amount to be confirmed

Score 14 **/30**

Attachment 13

S2

(25 points possible)

Does the project provide new purpose-built market rental housing or affordable rental housing or contributes to the city's affordable housing reserve fund in lieu of provision of affordable housing?

Check all that apply:

☐ **5% shelter rate housing**	*(up to 25 points)*
☐ **15% Affordable rental housing**	*(up to 15 points)*
■ **20% Purpose-built market rental housing**	*(up to 5 points)*
☐ **15% Rent to own**	*(up to 2 points)*
☐ **Affordable housing fund contribution**	*(1 point)*
☐ **None**	*(0 points)*

If none, describe other measures or amenities provided in lieu of provision of affordable housing:

If purpose-built/affordable rental, provide the following information:

Types (e.g., purpose-built or affordable): Purpose-built

Description (bedroom number breakdown): 180 units (studio &1,2,3 beds)

% of total housing units: 100

If financial contribution, what is the total amount of dollars dedicated to the City's Affordable Housing Reserve Fund? _____

Does this amount exceed the $2/sqft requirement? *(1 point)*

☐ Yes

☐ No

Resources

Port Moody Affordable Housing Reserve Fund Policy

Interim Affordable Housing Guidelines

Community Amenity Contribution Policy

Enforcement

- Commitments will be secured through Housing Agreement and Community Amenity Contribution collection process.

Staff comments

Total amount of CAC owing, including the percentage directed to Affordable Housing Reserve Fnd to be ocnfirmed

Score 5 **/25**

507

Attachment 13

S3

(23 points possible)

Does the project provide accessible residential unit(s) and accessible project design features for multi-residential developments beyond City requirements?

■ **Yes**

☐ **No**

If yes, check all the residential unit feature options: ***(up to 21 points)***

(Note: adaptable and accessible units are as defined in the BC Building Code)

☐ 60% of single storey residential units are adaptable units	*(1 point)*
☐ 70% of single storey residential units are adaptable units	*(1 point)*
☐ 80% of single storey residential units are adaptable units	*(1 point)*
☐ 90% of single storey residential units are adaptable units	*(1 point)*
☐ 100% of single storey residential units are adaptable units	*(1 point)*
☐ 10% of single storey residential units are accessible units	*(2 points)*
☐ 20% of single storey residential units are accessible units	*(2 points)*
☐ 30% of single storey residential units are accessible units	*(2 points)*
☐ 40% of single storey residential units are accessible units	*(2 points)*
☐ 50% of single storey residential units are accessible units	*(2 points)*
☐ 60% of single storey residential units are accessible units	*(2 points)*
☐ 70% of single storey residential units are accessible units	*(2 points)*
☐ 80% of single storey residential units are accessible units	*(2 points)*
☐ 90% of single storey residential units are accessible units	*(2 points)*
☐ 100% of single storey residential units are accessible units	*(2 points)*
■ Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses	*(1 point)*

If no, list any additional accessible features provided that are not already required by the BC Building Code: ***(up to 2 points)***

Examples include:

- Accessible amenity features
- Number of elevators exceeds Building Code requirement
- Automated door opening

All indoor and outdoor amenities are fully accessible as per the BC Building Code.

Resources

BC Building Code Accessibility Handbook

Enforcement

- Architectural elements will be secured through the Development Permit and Building Permit.

Staff comments

To be reviewed further with applicant

Score 3 **/23**

Attachment 13

S4

(10 points possible)

Does the project include a range of unit sizes for a variety of household types?

■ **Yes**

☐ **No**

If yes: *(maximum of 10 points for mixed tenure)*

For Market Strata projects, does the project meet or exceed the following proportion of bedroom types:

☐ At least 30% of the total project units be 2 and 3-bedroom units *(up to 5 points)*

☐ At least 10% of the total project units be 3-bedrooms or more *(up to 5 Points)*

OR

For Market Rental projects, does the project meet or exceed the following proportion of bedroom types:

■ At least 25% of the total project units be 2 and 3-bedroom units *(up to 5 points)*

■ At least 5% of the total project units be 3-bedrooms or more *(up to 5 Points)*

Enforcement

- Unit types will be secured through the Housing Agreement.

Staff comments

Score 10 **/10**

S5

(10 points possible)

Does the project contain a rental housing component where the rental units are secured for at least 60 years or the lifespan of the building?

■ **Yes**

☐ **No**

If yes, list the % of units secured for 60 years or the lifespan of the building:

100% *(up to 10 points)*

Resources

Interim affordable housing Policy

Enforcement

- Commitment will be secured through the Housing Agreement.

Staff comments

To be confirmed though Affordable Housing Agreement

Score 10 **/10**

S6

(10 points possible)

Does the project support aging in place? (Refer to Age Friendly Plan recommendations) (i.e., adult care, assisted living space, independent senior living space)

- ☐ Yes
- ■ No
- ☐ N/A

If yes, list all the supports for aging in place: *(up to 10 points)*

Note: this criterion does not include adaptable and/or accessible units.

Resources

Age Friendly Plan

Fraser Health Family Guide to Services for Seniors

Enforcement

- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Score 0 **/10**

S7

(9 points possible)

Does the development include a mix of housing types?

- ■ Yes
- ☐ No

If yes, list the number of units per housing type: ***(up to 9 points)***

- **Live-work units:** _____ *(3 points)*
- **Ground-oriented units:** Units provided with exterior access *(3 points)*
- **Lock-off units** _____ *(3 points)*

Enforcement

- Elements on Architectural Plans will be secured through Development Permit and Building Permit.
- Rental units will be secured through the Housing Agreement.

Staff comments

to be reviewed iwth applicant before points awarded

Score 0 **/9**

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Considered at the December 17, 2024, Special Council meeting
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Considered at the October 22, 2024, Regular Council meeting
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Attachment 1
Considered at the September 24, 2024, Regular Council meeting

510

Attachment 13

S8

(7 points possible)

Will the project ensure occupants have clean, cool air during times of poor air quality and/or wildfire events beyond Building Code requirements?

■ **Yes**

☐ **No**

If yes, check all that apply: *(up to 7 points)*

- ■ Improved mechanical ventilation (e.g., proper commissioning, increase outdoor air intake) *(1 point)*
- ☐ Improved air filtration (e.g., HEPA particulate air filtration) *(1 point)*
- ■ Airtightness better than ACH of 2 *(1 point)*
- ■ No indoor combustion appliances (e.g., gas stove or fireplace) *(1 point)*
- ■ Homeowner/occupant health and safety information *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

All units will be equipped with air-source heat pumps for cooling and HRV's.

Resources

Guidance for Cleaner Air Spaces During Wildfire Smoke Events

Guide to Air Cleaners in the Home

Enforcement

– Commitment will be secured through Building Permit.

Staff comments

Score 4 /7

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Considered at the December 17, 2024, Special Council meeting

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Attachment 1

Considered at the October 22, 2024, Regular Council meeting

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Attachment 1

Considered at the September 24, 2024, Regular Council meeting

511

Attachment 13

S9 (7 points possible)

Does the design of the project help to facilitate mental health, wellness and social connectedness?

■ **Yes**

☐ **No**

If yes:

Check all that apply: ***(up to 7 points)***

- ■ Semi-public gathering space with comfortable seating *(1 point)*
- ■ All weather recreation areas/wellness space *(1 point)*
- ■ Pet friendly units / amenities (e.g., dog run) *(1 point)*
- ■ Greenspace that facilitates socialization *(1 point)*
- ■ Prioritizing pedestrians *(1 point)*
- ■ Creative design to promote social interaction *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

Reference to plans (e.g., landscape plans/architectural plans, etc.)

Resources

Strengthening Neighbourhood Resilience

Enforcement

- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Pet friendly units will be secured through a Section 219 Covenant.

Staff comments

Score 6 /7

Attachment 1

Considered at the December 17, 2024, Special Council meeting

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Considered at the October 22, 2024, Regular Council meeting

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Considered at the September 24, 2024, Regular Council meeting

Attachment 13

S10

(6 points possible)

Does the project provide urban vitalization by involving land owner 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)?

Example: 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

☐ **Yes**

■ **No**

If yes:

List all the stakeholders and their involvement: *(1 point)*

Identify actions taken in response to stakeholder input *(up to 5 points)*

Resources

A Guide to Community Revitalization

Enforcement

- Summary of community engagement will be required.

Staff comments

Score 0 **/6**

Attachment 13

S11

(5 points possible)

Does the project provide or designate spaces for growing food in private or common areas including on-site secure composting to support gardening activities?

- ■ **Yes**
- ☐ **No**
- ☐ **N/A**

If yes:

Check all that apply: ***(up to 5 points)***

- ■ Community garden *(2 points)*
- ☐ Secure on-site community compost *(2 point)*
- ■ Secure features (e.g., fencing to prevent wildlife access, tool storage etc.) *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

Secure community garden spaces to be provided inside of courtyard.

Resources

City of Vancouver Bulletin: Sustainable Large Development (PDF)

Applies to large developments (2+ Acres).

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Score 3 **/5**

S12

(3 points possible)

Will the project undertake any of the following analysis?

- ■ **Acoustic analysis** *(1 point)*
- ■ **Thermal comfort analysis** *(1 point)*
- ■ **CPTED analysis** *(1 point)*

Enforcement

- Acoustic analysis identified as a Development Permit application requirement, as appropriate to the project location.
- Requirement for Thermal Comfort Analysis would be identified through the rezoning process.

Staff comments

detaisl to be discussed further with applicant. Points awarded based on intent

Score 3 **/3**

Attachment 13

S13

(3 points possible)

Does the design of the site prevent crime through crime prevention through environmental design principles (CPTED)?

■ **Yes**

☐ **No**

If yes, describe the crime prevention design measures: *(up to 3 points)*

Natural Surveillance
• Windows overlooking public and private areas
• Transparency at building entrances and exits
• Landscape design that provides surveillance and visibility
• Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits etc., parking areas)
• Provide visibility through screens/fences
Natural Access Control
• Clearly identifiable point of entries
• Eliminate design features that provide access to roofs and upper levels
Natural Territorial Reinforcement
• Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
• Display security system signage at access points.

Resources

CPTED

Enforcement

- A CPTED analysis is required for submission.
- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Score 3 /3

S14

(3 points possible)

Will the project allow for pet friendly rental units?

■ **Yes**

☐ **No**

If yes, describe how the project will allow for pet friendly rental units and any other pet friendly details of the project (e.g., dog run, pet wash station etc.): *(3 points)*

A dog wash and units with direct exterior access will be provided.

Resources

Pets OK BC

Enforcement

- A Section 219 Covenant related to no prohibition on pet rental for strata developments will be required.

Staff comments

Score 3 /3

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Attachment 13

S15

(2 points possible)

Does the development provide diversification by increasing the mix of uses for the particular site and its neighbourhood?

■ Yes

☐ No

If yes, describe the proposed uses: *(up to 2 points for 3 uses)*

- **Residential % total floorspace/site area:** 82.30%
- **Commercial % total floorspace/site area:** 3.92%
- **Industrial % total floorspace/site area:** _____
- **Institutional % total floorspace/site area:** _____
- **Park (note type) % total floorspace/site area:** _____
- **Gathering space % total floorspace/site area:** 13.78%

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.

Staff comments

Score 2 /2

S16

(2 points possible)

Climate change is expected to bring more frequent and intense weather that may result in increased and prolonged power outages. Will this project be designed to provide occupants basic needs amid prolonged power outage and extreme weather? (e.g., back-up power supply, energy independent features)

☐ Yes

■ No

If yes, list all measures: *(up to 2 points)*

Enforcement

- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Energy and mechanical systems will be confirmed through the Building Permit.

Staff comments

Score 0 /2

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S17

(2 points possible)

Does the project provide education and awareness of the sustainable features of the project for owners/occupants?

Examples include:

- 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.

■ **Yes**

☐ **No**

If yes, list all the education and awareness initiatives: *(up to 2 points)*

A renters handbook will be given to tenants at the time of move-in. The handbook will include information on sustainable features of the building as well as sustainable features within their specific unit (ie. kitchen appliances, washing machine and dryer, unit materials etc.).

Enforcement

- Written commitment from applicant detailing education and awareness.
- Common property features are required to be included in Strata Bylaws.

Staff comments

Score 2 /2

S18

(2 points possible)

Is the project design adapted to minimize shadow or privacy impacts to and from adjacent buildings? *(1 point)*

■ **Yes**

☐ **No**

☐ **N/A**

AND / OR

Does the project design integrate the results of a viewscape study with respect to water and mountain views? *(1 point)*

☐ **Yes**

■ **No**

☐ **N/A**

Enforcement

- A shadow/viewscape study is required through the Development Permit.

Staff comments

potential privacy/shadowing issues on east interface with adjacent building

Score 0 /2

Attachment 13

S19

(3 points possible)

Does your project include any innovative social sustainability aspects not captured?

☐ **Yes**

■ **N/A**

If yes, please describe: *(up to 3 points)*

Enforcement

– Will depend on the type of innovation, determined by staff.

Staff comments

Score ☐ **/3**

S20

Does your project face any unique site constraints that limit social sustainability achievement?

☐ **Yes**

■ **No**

If yes, please explain:

Enforcement

– N/A

Staff comments

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S21

(3 points possible)

Summarize the project's social sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The proposed development is 100% purpose built market rental housing that will provide 180 units of much needed rental housing to the City of Port Moody. The project includes child play areas, gathering spaces, streetscape and pedestrian improvements, a dog washing and bike repair station, dog relief, and work spaces, all great improvements from the existing site use and social sustainability of the area. The project provides a range of unit sizes and also incorporates adaptable and accessible design features (building, units, indoor and outdoor amenities) to ensure the building is socially sustainable for the present and future.

By providing ample indoor and outdoor amenity space, gathering spaces, and greenspace, the project will foster social connectedness while improving mental health and wellness. CPTED design principles integrated into the design of the project ensures that the property is as safe as possible, giving residents an extra layer of safety and security. Lastly, direct access to ground floor units will ensure that residents with dogs can quickly exit the property without having to wait in elevators.

Enforcement

– Highlighted in Council reports.

Staff comments

Score 3 /3

Total Social Sustainability Pillar Points = 71 /165

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Final Score

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	18	21	17	30
Economic Sustainability	93	15	36	42	45
Environmental Sustainability	172	25	65	82	48
Social Sustainability	165	3	91	71	43

Glossary of Terms

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.

ACH: Air changes per hour.

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.

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.

BC Energy Step Code: BC Energy Step Code is a voluntary provincial 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.

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.

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Coastal Flooding: A flood is a general and temporary inundation of normally dry land areas. When a coastal process—such as waves, tides, storm surge, or heavy rainfall from coastal storms—produces that flood, it is called a coastal flood. Coastal areas, like all areas, can also flood from high rainfall or overflowing streams.

Coefficient of Performance (COP): Is a ratio of useful heating or cooling provided to work (energy) required. Higher COPs equate to higher efficiency, lower energy (power) consumption and thus lower operating costs.

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.

Embodied greenhouse gas emissions: Embodied emissions refers to the greenhouse gas emissions created in various phases of a building or piece of infrastructure's full life cycle (e.g., material extraction, manufacturing, construction, maintenance, and end of life/disposal).

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 OCP.

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 streetlights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

Market rental housing: market rent is the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, and amenities.

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

Non-human companion: Means any domestic or feral pet under the care, custody, or ownership of a person.

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.

Lock-off suites: Lock-off units are self-contained units which are smaller than the principal dwelling unit. Each unit must have direct access to a hallway, corridor or the outside, and a shared internal door which can be locked enabling both units to be independent.

Low albedo: Albedo is the measure of the reflectivity of a material. A high albedo means it reflects a lot of light and a low albedo means it absorbs a lot of light.

Low Carbon Energy System: Low carbon energy systems ("LCES") supply heat energy primarily derived from highly efficient and renewable sources in order to provide space heating and conditioned ventilation air for buildings seeking to achieve low greenhouse gas emissions. These systems may also provide domestic hot water and cooling service.

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.

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.

Sea Level Rise: Sea level rise is an increase in the level of the world's oceans due to the effects of global warming.

Sequestered carbon: a natural or artificial process by which carbon dioxide is removed from the atmosphere and stored.

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.

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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.

Triangulation: Triangulation is spatial design that gives people a reason to be in the space. In order to promote public interaction, common areas should contain amenities people don't have in their private residences such as a splash pad or play structure with triangular configuration in mind.

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: 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.

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March 2024

City of Port Moody Social Well-being Design Guidelines:

Worksheets

Instructions

If you plan to pursue some or all of the *Social Well-being Design Guidelines*, you must complete this worksheet by filling in the appropriate information that applies to your application and submit a completed copy to your file manager. Compliance with the criteria on this worksheet will be assessed three times (prior to first reading; prior to Advisory Design Panel and Land Use Committee; and a final assessment prior to Development Permit issuance). After each review, you will have the opportunity to revise your application as needed.

For more details on the submission process, please refer to Section 2.2, Process (p. 7), in the *Social Well-being Design Guidelines*.

Additional information:

- Fill out a separate worksheet for each building you wish to be eligible for incentives for.
- For each guideline, check the appropriate box to indicate whether or not your proposal is pursuing the criteria.
- Your application must meet all of the criteria listed for each incentive that you are seeking to obtain. For each incentive that your application is pursuing, write a short written response to explain how your proposal meets the criteria of the relevant guideline, and provide the dimensions and any other relevant details about the space.
- The worksheet must be supported by enough detail to evaluate compliance. Make reference to appropriate plans, drawings, and reports to demonstrate how the criteria are met. You may also reference the definitions (Section 2.3, p. 8) and Guiding Principles (Section 1.4, p. 5) sections in the *Social Well-being Design Guidelines* document as needed.
- For example statements, please reference Part 3 (p. 9) of the *Social Well-being Design Guidelines*.
- If you need more space, add another page to this worksheet.

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1.1. Low-rise courtyards

In low-rise buildings, include a semi-enclosed courtyard that can be open on one or two sides. Courtyards are typically semi-private, catering to residents and their visitors.

Incentive: Developers who comply with the criteria in 1.1 can receive a FAR subtraction equal to 1.0 times the courtyard area. City staff may also consider setback reductions and additional height.

Criteria

- ☐ **1.1.1.** Do not use courtyards for regular vehicular access or parking
- ☐ **1.1.2.** Design courtyard dimensions to provide programmable, interactive, and accessible space for residents
- ☐ **1.1.3.** Accommodate at least three different uses and activities in the courtyard (supported by infrastructure as needed, such as seats and outlets)
- ☐ **1.1.4.** Include at least one function that allows residents to take ownership of the space (for example, a community garden, flexible furniture, or a place to create a mural)
- ☐ **1.1.5.** Orient the courtyard to maximize the amount of daily sunlight in the space
- ☐ **1.1.6.** Provide a weatherproof area (through awnings, permanent umbrellas and other covered structures)
- ☐ **1.1.7.** Ensure all building edges that face the courtyard meet the following edge conditions:
  - ☐ (A) Design unit entrances at grade (such as townhomes with stoops) and/or private patios at the courtyard level that are adjacent to the unit's living space (kitchen/living room)
  - ☐ (B) Provide a clear transition between these private spaces and the semi-public courtyard by using a mixture of taller and lower architectural and landscape elements for moderate privacy, while retaining opportunities to interact with neighbours
  - ☐ (C) Include balconies that overlook the courtyard above ground level
- ☐ **1.1.8.** Provide at least one element that celebrates nature, such as a large mature tree, a rain garden, a pollinator garden, green wall, or other features

Pursuing? ☐ Yes ☒ No

If pursuing this action, please provide the following information:

Dimensions and area of the courtyard:

Potential incentive calculation (FAR subtraction):
*Courtyard area * 1.0*

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1.1. Low-rise courtyards

In low-rise buildings, include a semi-enclosed courtyard that can be open on one or two sides. Courtyards are typically semi-private, catering to residents and their visitors.

Rationale statement: *Describe how your application meets the criteria.*

Programming: *Describe any proposed uses or plans to animate the courtyard*

1.2. Mid-rise and podium courtyards

In mid-rise buildings, include a fully enclosed (O-shaped building) or semi-enclosed (C-shaped building) shared courtyard.

In high-rise buildings, incorporate a 3- to 6-storey podium base beneath the tower of the building that includes a semi-enclosed courtyard (C- or L-shaped building).

Incentive: Courtyards that comply with the criteria list in 1.2 are eligible for an FAR subtraction from the overall project floor area equal to 1.0 times the courtyard area. City staff may also consider setback reductions and additional height.

Criteria

- [X] **1.2.1.** Design a courtyard area that is large enough to create programmable, interactive, and accessible space for residents
- [X] **1.2.2.** Accommodate at least five different uses and activities in the courtyard (supported by infrastructure as needed, such as seats and outlets)
- [X] **1.2.3.** Include at least one function that allows residents to take ownership of the space (for example, a community garden, flexible furniture, or a place to create a mural
- [X] **1.2.4.** Orient the courtyard to maximize the amount of daily sunlight in the space
- [X] **1.2.5.** Provide a weatherproof area (through awnings, permanent umbrellas and other covered structures)
- [X] **1.2.6.** Ensure that all building edges that face the courtyard include **two or more** of the following edge conditions:
  - [X] (A) Unit entrances at grade (such as townhomes with stoops) with private patios at the courtyard level that are adjacent to the unit's living space (kitchen/living room) and that provide a clear transition between private units and the semi-public courtyard (using a mixture of taller and lower architectural and landscape elements for moderate privacy, while retaining opportunities to interact with neighbours)
  - [X] (B) Balconies that overlook the courtyard above ground level
  - [X] (C) Direct access from the courtyard to indoor amenity spaces or lobbies
  - [ ] (D) Exterior circulation above the courtyard level with weather protection and that:
    - Provides a visual connection between the courtyard and unit entrances
    - Provides wider corridors to allow space for residents to interact or linger (min. 1.5 metres / 4.9 feet wide)
- [X] **1.2.7.** Provide at least one element that celebrates nature, such as a large mature tree, a rain garden, a pollinator garden, green wall, or other features

Pursuing? [X] Yes [ ] No

If pursuing this action, please provide the following information:

Dimensions and area of the courtyard(s):

5,337.80 SF

Potential incentive calculation (FAR subtraction): *Courtyard area * 1.0*

5,337.80 SF (outdoor courtyard) / 49,788 SF (Total Gross Site Area) = 0.11

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1.2. Mid-rise and podium courtyards (continued)

In mid-rise buildings, include a fully enclosed (O-shaped building) or semi-enclosed (C-shaped building) shared courtyard.

In high-rise buildings, incorporate a three- to six-storey podium base beneath the tower of the building that includes a semi-enclosed courtyard (C- or L-shaped building).

Rationale statement: *Describe how your application meets the criteria.*

Our application proposes a mid-rise building featuring a thoughtfully designed semi-enclosed shared courtyard that spans a generous 5,929 square feet. This courtyard serves as the central interactive space of the development, providing a variety of outdoor activities tailored to residents of all ages. Strategically positioned in the middle of the building, the courtyard is easily accessible from all units, fostering a sense of community and encouraging frequent engagement among residents. It showcases a strong commitment to creating a vibrant, inclusive, and engaging living environment. Overall, the courtyard serves as a community hub that enhances the quality of life for residents through its planned amenities spaces and accessible design.

Programming: *Describe any proposed uses or plans to animate the courtyard*

The courtyard is designed to cater to the diverse needs and interests of the community. It includes a safe and engaging kids' play area that promotes physical activity and social interaction among the youth. Adjacent to this is a BBQ station, where residents can gather for casual meals in a social setting. Comfortable outdoor seating areas were strategically placed throughout the courtyard, offering tranquil spots for relaxation, reading, or chatting with neighbours. A flexible outdoor space within the courtyard offers a versatile area for lounging, socializing, and various recreational activities such as yoga, small group workouts, or community events. Lastly, a community garden will be integrated into the space, allowing residents to grow their own plants and vegetables.

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1.3. Privately owned publicly accessible spaces

Pursuing? ☐ Yes ☒ No

Include a privately owned, publicly accessible, non-commercial destination, such as a mews, plaza, or other shared outdoor space.

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

1.4. Locating family-friendly units

Pursuing? ☐ Yes ☒ No

Locate family-friendly units (with three bedrooms or more) with direct access to a ground-level courtyard, elevated courtyard, or occupiable roof deck space.

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

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2.1. Distinctive entrances

Create distinctive entrances through building articulation, material variation, and placing entrances in prominent locations.

Pursuing? [X] Yes [ ] No

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

2.2. Sheltered entrances

Provide awnings and overhangs at all private and shared entrances for weather protection.

Pursuing? [X] Yes [ ] No

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

2.3. Accessible entrances

Create entrances that enhance visibility and accessibility for visitors and residents of all ages and abilities. Refer to the building code for base criteria for accessibility.

Pursuing? [X] Yes [ ] No

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

2.4. Transition from public to private

Use accessory structures and landscape elements to create a clear transition from the public realm to the building edge, through the use of fences, stoops, or other layered architectural elements.

Pursuing? [X] Yes [ ] No

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

2.5. Animating transition spaces

Minimize leftover or under-designed spaces at setbacks along major building facades adjacent to a public sidewalk. This can be achieved by co-locating a diversity of design features that encourage residents and passersby to pause and interact.

Pursuing? [X] Yes [ ] No

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

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3.1. Diverse bicycle storage

Provide secure bike parking to accommodate cargo bikes, electric bikes, strollers and bike trailers, and mobility scooters.

Incentive:

Developments within the Transit Oriented Area (TOA):
This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

Development outside the Transit Oriented Area (TOA):
Reduction of two vehicle parking stalls for every 15 accessible bicycle stalls provided (rounded up to the next whole number).

☐ **Criteria**

3.1.1. Dedicate between 10-20% of long-term bike parking spots for larger bikes and wheeled devices, such as cargo bikes, bikes with trailers, strollers, and mobility scooters. These spots should be designed to accommodate a range of bike or mobility device widths and lengths, which can be up to 3 metres (10 feet) in length and 1 meter (3.2 feet) wide.

☐ **3.1.2.** Ensure that racks next to outlets do not require lifting the bicycle in order to lock it.

Potential incentive calculation: *Calculated car parking reduction = # of accessible bicycle stalls / 15*

Pursuing? ☐ Yes ☒ No

If pursuing this action, please provide the following information:

Rationale statement: *Describe how your application meets the criteria*

3.2. Parkade visuals

Incorporate bold signage, graphics, colour, and murals (on walls or on the ground) in parkades to enhance wayfinding and boost a sense of belonging.

Pursuing? ☒ Yes ☐ No

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

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3.3. Designated bicycle and pedestrian circulation

Design safe and easy bicycle and pedestrian access to and from the parkade.

Incentive:

Developments within the Transit Oriented Area (TOA): This action has been incorporated into the Sustainability Report Card. It is eligible to receive bonus points in the Sustainability Report Card. It has been included in this document for reference.

Development outside the Transit Oriented Area (TOA): Reduction of 1% of vehicle parking stalls (or minimum two stalls, whichever is greater).

Criteria

- [X] **3.3.1.** Include either a bicycle elevator or allow for safe, easy bike access through the parkade ramp
- [X] **3.3.2.** Include signage and wayfinding to indicate bicycle access routes
- [X] **3.3.3.** In mixed use buildings, provide elevator access to retail at grade from the underground parking

Potential incentive calculation: *Calculated car parking reduction = # of required vehicle parking stalls – (0.01 * # of required vehicle parking stalls)*

Pursuing? [X] Yes [ ] No

If pursuing this action, please provide the following information:

Rationale statement: *Describe how your application meets the guideline*

Our development prioritizes a safe and secure environment for both cyclists and pedestrians within and around the parkade. A key feature of our design is the provision of easy bike access through the parkade ramp, ensuring a quick and easy exit from the bike room. Wayfinding is another crucial aspect of our design, ensuring that cyclists can easily navigate to and from the parkade. We will incorporate clear, consistent, and visible signage throughout the parkade and surrounding areas. Additionally, our design includes elevator access from the underground parking to retail spaces at grade.

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4.1. Lobbies for lingering:

Create a comfortable lobby that encourages people to linger in the space and connect.

Incentive: Lobbies are already excluded from FAR as per the Zoning Bylaw. However, lobbies that comply with the criteria are eligible to receive a FAR subtraction of 1.0 times the lobby area.

Criteria

- ☐ **4.1.1.** For mid-rise and high-rise buildings, design a lobby size that equals 1.0% to 2.0% of the Gross Floor Area (GFA) of all residential units
- ☐ **4.1.2.** Design a functional waiting area in the lobby that allows for visibility to the public realm for pick-up and drop-off
- ☐ **4.1.3.** From the lobby, ensure that occupants can directly see or access mailboxes and at least one other indoor amenity, such as a shared amenity room (either located on the same floor or through an interconnecting "open to below" stairwell, see 4.2)
- ☐ **4.1.4.** Provide three to five social and functional elements, such as soft and hard seating, a table, power outlets, WiFi access, a fireplace, a shared bookshelf, a games cupboard, a bulletin board, a coffee station, moveable furniture elements, artwork, a box of toys for kids, and more

Pursuing? ☐ Yes ☒ No

If pursuing this action, please provide the following information:

Dimensions of the lobby: *State the dimensions and area of the lobby and the total GFA of all residential units*

Potential incentive calculation (FAR subtraction): *FAR subtraction = lobby area * 1.0*

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4.1. Lobbies for lingering (continued)

Create a comfortable lobby that encourages people to linger in the space and connect.

Rationale statement: *Describe how your application meets the criteria*

Programming: *Describe any proposed uses or plans to animate the lobby*

4.2. Active stairways with a lobby area

Create an interconnecting ("open to below") stairwell that connects the lobby to other shared amenity spaces, office space, or retail space.

Incentive: Stairwells that comply with the criteria are eligible for an FAR exclusion of 1.0 times the stair area.

Pursuing? ☐ Yes ☒ No

If pursuing this action, please provide the following information:

Potential incentive calculation (FAR exclusion):

Stair area (per floor): (A)
Number of floors that achieve criteria: (B)
Total area: (AB)
*Calculated incentive: (AB) * 1.0*

Criteria

☐ **4.2.1.** Design comfortable stairways that promote use and physical activity by incorporating at least two of the following elements:

- ☐ (A) Bold signage and graphics
- ☐ (B) Colour and artwork
- ☐ (C) Natural light

Rationale statement: *Describe how your application meets the criteria.*

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4.3. Social nooks

Design indoor or outdoor social nooks to comfortably accommodate groups of three to five people for smaller and more casual gatherings, located prominently along corridors and elevator landings.

Incentive: Each social nook is eligible for a FAR exclusion of 1.0 times the area of the nook. If the social nook is adjoining an exterior corridor or a corridor that is wider than 1.5 metres (5 feet), then that portion of the corridor is also eligible for a FAR exclusion (1.0 times the area).

Criteria

- ☐ **4.3.1.** Design each social nook to be generally open to a corridor (i.e. it does not have a door)
- ☐ **4.3.2.** Design each social nook to contain at least one function that allows residents to take ownership of the space, such as a book exchange, a place to grow indoor plants, a notice board, flexible furniture, flexible storage for games and books, or a place to display artwork
- ☐ **4.3.3.** Ensure each social nook is easily visible and accessible from the elevator or active stairwell to encourage use

Pursuing? ☐ Yes ☒ No

If pursuing this action, please provide the following information:

Potential incentive calculation (FAR exclusion):

Area of each nook: (A, B, C...)
Area of eligible circulation spaces: (X)
Calculated incentive: (A + X) (B+X)... 1.0*

Rationale statement: *Describe how your application meets the criteria.*

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4.4. Entryway transitions

Pursuing? ☐ Yes ☒ No

Design unit entryways with a semi-private zone between shared corridors and each unit.

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

4.5. Exposure at unit entrances

Pursuing? ☒ Yes ☐ No

Design the majority of unit entrances to be staggered (not directly facing each other) to maximize acoustic and visual privacy.

This guideline is covered in the City of Port Moody's Sustainability Report Card. Please refer to the Report Card for more.

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5.1. Diverse amenity spaces

Provide a variety of shared indoor and outdoor amenity spaces that are prominently sited (on the ground floor, or visible from lobbies), at easily accessible locations, and of functional sizes and purposes.

Incentive: Interior amenity spaces are already excluded from FAR as per the Zoning Bylaw. Amenity space is eligible for an additional FAR subtraction of 0.5 times the total amenity area (indoor and outdoor). Although courtyards count in the total number of required amenity spaces as per this action, they are not eligible for a FAR subtraction if incentives have been claimed for 1.1 or 1.2 (courtyards). Projects should comply with the total required amenity area in the Zoning Bylaw.

Pursuing? [X] Yes [ ] No

If pursuing this action, please provide the following information:

Dimensions of the total amenity area: *List the primary function of each indoor and outdoor amenity space as well as the dimensions and area.*

Co-work Lounge: Quiet study and work area - 424 SF

Gym: Fitness and workout activities - 1,035 SF

Lounge: Host parties and social events - 1,169 SF

Outdoor Courtyard: Multipurpose courtyard for outdoor activities - 5,929 SF

Criteria

[X] **5.1.1.** Meet the minimum criteria for amenity space:

- For low-rise buildings, provide a minimum of one indoor and one outdoor shared amenity space. The indoor space should be adequately sized to support the intended function.
- For mid-rise buildings, provide a minimum of three shared amenity spaces (including both an indoor and outdoor space). At least one of the indoor amenities should be a minimum of 69.7 square metres (750 square feet) in area.
- For high-rise buildings, provide a minimum of five shared amenity spaces (including at least two indoor spaces and two outdoor spaces). At least one of the indoor amenities should be a minimum of 92.9 square metres (1,000 square feet) in area.

[X] **5.1.2.** In mid-rise and high-rise buildings, create a direct and visual (door and glazed window) connection between at least two shared amenity spaces in the building. Priority should be given to co-locating larger amenity spaces together, such as a courtyard and lounge.

[X] **5.1.3.** Where possible, create an opportunity to preview the space prior to entering, through the use of glazing.

[X] **5.1.4.** Design larger amenity spaces to accommodate at least five different uses and activities (supported by infrastructure as needed, such as seats and outlets).

[X] **5.1.5.** Consider incorporating both quiet and active functions and provide separation between these activities where required.

[X] **5.1.6.** Each space should contain at least one function that allows residents to take ownership of the space, such as a community garden, a place to grow indoor plants, flexible furniture, or a place to display artwork.

[X] **5.1.7.** Ensure outdoor amenity spaces are partially weatherproof (through awnings, permanent umbrellas, and other covered structures)

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5.1. Diverse amenity spaces (continued)

Provide a variety of shared indoor and outdoor amenity spaces that are prominently sited (on the ground floor, or visible from lobbies or terraces), at easily accessible locations, and of functional sizes and purposes.

Rationale statement: *Describe how your application meets the criteria.*

We will be providing a variety of shared indoor and outdoor amenity spaces that are prominently sited, easily accessible, and of functional sizes and purposes. The indoor amenity spaces range from 424 - 1,169 square feet, ensuring that they are suitable for their intended purposes. These spaces are strategically located on the ground floor, making them easily accessible to all residents. The level 1 indoor amenities are located adjacent to the outdoor amenity space, providing cohesive indoor and outdoor space. In total we have 4 amenity spaces that are all easily assessable and visible from one another.

Programming: *Describe any proposed uses or plans to animate the amenity spaces*

In addition to the courtyard, we offer a diverse range of indoor amenities to cater to different needs and preferences of residents. Among these is an amenity co-working lounge, specifically designed for quiet activities. This space is ideal for those who need a focused environment for work or study. We also provide an amenity lounge that can be reserved for private events. This versatile space is perfect for hosting parties, gatherings, and various social events, giving residents a convenient venue near their units. Lastly, we included an amenity gym. Equipped with a variety of exercise equipment, the gym offers residents the opportunity to maintain their fitness routine without leaving the building.

Potential incentive calculation (FAR subtraction):

Total indoor amenity area: (X)

Total outdoor amenity area, excluding courtyards that qualify under 1.1 or 1.2: (Y)

*Calculated incentive: (X + Y) * 0.5*

2,628.23 SF (Total Indoor Amenity Area) * 0.5 = 1314.1 SF

1314.1 / 49,788 = 0.02

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5.2. Shared storage areas

Provide access to storage for shared equipment and supplies, and locate storage directly adjacent to, or within, the shared amenity space. This action does not include storage for private use.

Incentive: Shared storage is eligible for a FAR subtraction of 1.0 times the storage area.

Criteria

☐ **5.2.1.** Ensure the shared storage is easily accessible from (on the same floor as) a shared amenity space (such as a lounge) or an exterior amenity (such as a courtyard).

Pursuing? ☐ Yes ☒ No

If pursuing this action, please provide the following information:

Dimensions, area, and number of shared storage spaces: *List the total number of shared storage units, their dimensions, and which amenity each storage area connects to*

Potential incentive calculation (FAR subtraction):

Total area of shared storage: (X)
*Calculated incentive: (X) * 1.0*

Rationale statement: *Describe how your application meets the criteria.*

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5.3. Universal washrooms

Provide access to a universal washroom on the same floor as indoor and outdoor amenities, located directly adjacent to, or within, the shared amenity space.

Incentive: A universal washroom is eligible for a FAR subtraction of 1.0 times the universal washroom area.

Criteria

[X] **5.3.1.** Ensure that people can access the washroom independently from accessing an amenity space. For example, if the washroom is located within a lounge, residents should be able to access it even if the amenity is booked for a private function.

Pursuing? [X] Yes [ ] No

If pursuing this action, please provide the following information:

Location and number of universal washrooms:
List the total number of universal washrooms, and which amenity each washroom connects to

One universal washroom is located between the amenity lounge and the gym.

Potential incentive calculation (FAR subtraction):

Area of shared washrooms: (X)
*Calculated incentive: (X) * 1.0*

50 SF (Area of Washroom) * 1 = 50

50 / 49,788 = 0.001

Rationale statement: *Describe how your application meets the criteria.*

Our proposed universal washroom meets the requirements by providing accessible facilities on the same floor as both the indoor and outdoor amenities. It is strategically located directly adjacent to the shared amenity space, ensuring convenient and inclusive access for all users.

PORT MOODY
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3121-3127 St. Johns Street and 110-118 James Road Development Application

UPDATE 2: Public input received on Engage Port Moody from August 10, 2022 to August 26, 2024

This encompasses the period from the day the project launched on engage.portmoody.ca to the date the summary was prepared for a second report to Council for first and second reading. Comments are presented verbatim, including typos and grammatical errors.

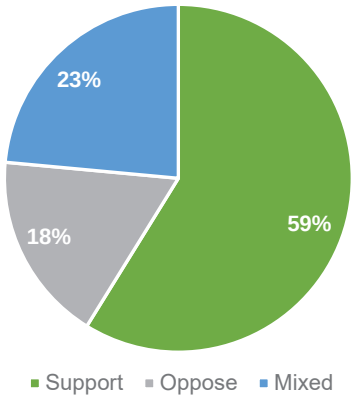
Engagement highlights

Highlights of project engagement to date:

- **34 engaged participants** contributed to one or more feedback tools
- **310 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **848 aware visitors** viewed this project page

hat is your overall feedback on this development application

	Support	Oppose	Mixed
From launch until second report to Council for first/second reading: Aug. 10, 2022 to Aug. 2 , 2024	**20**	**6**	**8**



**Note: public input on Engage Port Moody was paused following the February 27, 2024 Council Meeting where first and second reading were denied – the comment card was reopened with updated application information in August 2024.*

Comments

Comments 1 through 11 were included in the first public engagement summary shared with Council at early input

1. This is a great location for rental building and the proposed development is in line with the OCP. It would be great if there was a portion of affordable rental not just market rental. Not sure if the commercial space is needed and where it would be better to have ground floor units to match Moody rentals.

2. Sounds like a great plan, in lieu of having affordable/below market rentals maybe we should push to increase the 2/3 BR mix given the location of this development

3. This one seems like a no-brainer. More housing, an improvement to the St. John s streetscape and less surface parking. Can t see any reason not to approve this one. The parking seems excessive given that it is all rental and close to transit (1 to 1 ratio of units to spots probably sufficient), but I guess that is a city re uirement, not something the developer insisted on.

4. Broadly in favour of this scale of redevelopment along St Johns, but:

   This would be better if 100% residential. e don't need more street front retail along St Johns Street.

   I find the FAR of 3 a little high. That's the sort of density to be expected in larger TOD type developments.

   Don't really see the need for more than 1 car parking space per apartment.

5. Should work to provide access between james/moray , and work with metro on redevelopment of their site maybe moving some metro housing to condos and redevelop site to 2022 reality vs 1970s development . Stop crowding st John s without traffic management plan

. General Comment - wouldn t it be better to have the city (developers) invest in larger / better playgrounds instead of making every developer do an internal courtyard Give the developer the space back and have them donate to a better park that kids from the neighbourhood can use. The kids get bored of the small playgrounds anyways and they often look cheap.

7. This project would be a welcome addition to the area, especially with a few retail spaces opening nearby (Chroma project).

8. I like this project and support more rentals in Port Moody.

9. I think this development helps support more mixed used and rental options in Port moody

10. This looks and sounds like a good project to me.

11. Retail and commercial should be at least two floors on the surface. Parking should be primarily oversized truck parking (at least in the form of either loading area or loading bays; including short and long term) and long-term tenants and residential parking. Short-term visitors and commercial parkers should be redirected to public park-n-rides such as Moody Centre IMO.

Comments 12 through 34 were included in the second public engagement summary that was shared with Council at the February 27, 2024 meeting

273
Attachment 1
Considered at the December 17, 2024, Special Council meeting
550
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
587
Attachment 1
Considered at the September 24, 2024, Regular Council meeting
543
Attachment 15

12. The concept art looks very similar to the Port Moody rentals next door.

    ouldn't it be nice to see some variety in these story builds They are all the same extruded box format etc. Have some fun. ood, concrete, glass, brick, beams. Port Moody could lean in to its connections with history and nature in some of these buildings. Those styles always stand the test of time more.

    Overall, I think almost anything will be better than what is there at the moment, and commercial space will help activate the street.

    241 parking stalls for 192 units In a transit oriented area Do that many households have multiple cars

13. Residents on the west side ground level of the existing Moody apartments beside this development will have zero privacy with your tenants and public foot traffic at our patio edges. It is a highly inconsiderate and intrusive design, especially given the retail element bringing hundreds of non resident people to our doorsteps. e expect the architect, developer and city will take this into more consideration before ruining current residents living conditions.

14. James Road and Moray Place are both roads that struggle with existing traffic and street parking. Unless there are substantial changes to the road infrastructure, it is difficult to see how the infrastructure will be able to accommodate two new buildings on James Road.

    The proposed design makes this section of St John s largely concrete. Proposed that the St John s frontage includes more bushes, trees and greenery.

    Some concern around having a shared use walkway in-between the existing The Moody rental building and the proposed development and what steps are taken to provide sufficient privacy and security to both buildings.

    Building directly next to another rental building, what steps have been taken during construction to reduce noise and dust for existing residents.

    Note, that I believe PoMo needs less 1 bedroom rentals and more 2 and 3 bedroom rentals to accommodate families and work from home couples.

15. This is another project with bike parking but no cycle lanes proposed. The intersection of James Road and St John''s has curb bulges - what about making it a protected intersection This proposal is immediately across the street to a school after all. And where is the space to complete the St John's multi-use path that is to extend to loco Road Each project needs to accommodate the establishment of a cycle network if we are to have viable alternate modes of travel.

1 . fits the nature and character of the area

17. es, having modern, energy efficient homes for a variety of different family sizes and income levels will fit well with POMO s OCP. Modern engineering practices will support environmental initiatives by fighting climate change while housing the growing market in POMO

    I like that it creates a walkable community where people can live, work and play.

    Please ensure there is access for residents along James Rd during the construction. Thanks

18. I live within a 7 min walk from this site and walk by a few times a week on the way to shoppers. This proposal works well for the street and more commercial space is greatly needed on St Johns s to

hopefully attract a grocery store in the near future. e need to increase the foot traffic in the area to make more businesses viable while making sure that we do not have to waste public space with parking. I have heard councillors talk about a wall effect with so many six story buildings on St Johns and if you find that to be an issue, please only consider making a building taller and never shorter. e need more housing and density will allow us to achieve our climate, economic and livability goals. As you all know, density means we can ask developers to provide more affordable units so please either approve this proposal or allow for it to be taller. Thank you.

19. There needs to be a massive increase in retail space to support the addition of new residents and of the existing residents in the area. There is inade uate grocery, restaurants or produce stores in within reasonable walking distance of that area.

    Increase retail and commercial space re uirement even if it leads to a reduction in space for housing units.

20. This is a good project and brings much needed commercial space to the neighbourhood. The project should consider adding to the s uare footage devoted to retail/commercial as 4900 s ft of space is insufficient to meet the major demand for retail amenities to both the new and existing residents of the area.

21. Absolutely no.

22. I want this building to proceed

23. will there be a road out to Moray

    if not will there be another traffic light on saint johns

    is the Sitka house development being considered in the two uestions i have submitted above

24. Fully support this project. More housing is needed, especially purpose built rentals. Great to see commercial floor space allocated for this project along St Johns.

    ith an increase in density along James Road, will a traffic light be built at St Johns

25. I am wholeheartedly in favour of this development proposal. Increasing housing supply of all types is necessary to address the current housing affordability crisis. The proximity of this development to Inlet Centre Station and the inclusion of bicycle parking will allow residents to live car-free or car-light lifestyles, which will support the city s climate action goals while also reducing the strain on road infrastructure.

2 . This area of Port Moody has insufficient retail/food vendors to support the existing residents of the neighbourhood. The relatively small amount of space (5000 s ft.) in this proposal devoted to commercial uses is vastly insufficient to support the needs of the existing community, let alone the number of market rentals envisioned by this building.

    This building needs to have FAR more ground floor commercial/retail space if it is to be built. Otherwise, all the new residents and existing residents are left to drive elsewhere to obtain their groceries and necessities.

27. I appreciate this is a low rise and not a highrise and will include a courtyard. This development makes sense for the lot however the street will be very dark with another low-rise blocking light. If there is a way to mitigate this, as it currently allows light through the parking lot, it would be appreciated by those walking on the sidewalk.

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Attachment 1
Considered at the December 17, 2024, Special Council meeting
552
Attachment 1
Considered at the October 22, 2024, Regular Council meeting
589
Attachment 1
Considered at the September 24, 2024, Regular Council meeting
545
Attachment 15

28. I support this development, but the number of available parking spaces should be reduced. The city of Port Moody should be working towards reducing the number of available spaces in buildings, and instead providing citizens with access to car sharing services, like Modo or Evo. Providing each unit a parking space will not be beneficial in the long-term. Port Moody is a small city that has many pockets of retail that can be accessed pretty easily by walking, cycling, or taking transit.

    The city should be focusing on transit oriented developments and 15 minute cities. Defaulting to providing people with space for a car translates to more cars on the road. St. John s should be more than a thoroughfare just for cars. Let s reduce car dependency.

29. with the addition of new multi family buildings, what is the solution for increased traffic and need for groceries

30. The underground parking should be accessed from James Road, not from Moray Place.

31. I believe that I speak for a large group of residents of James Rd. when I say that we are extremely concerned about maintaining access to Moray St. from James Rd. through the parking lot of the proposed site and behind the Dairy ueen.

    That access is vital given the increased density of the area and the gridlock on St. Johns St.

    Also, unless there is a set of lights being installed at James and St. Johns. there will be no way for residents to access James Rd. at all.

32. I feel that this development is in line with other developments 750m on either side of this proposed development. I am in favour of this development, but do have some traffic management concerns. It appears though this development will largely be accessed from the south side (Via Moray Pl) and I feel that this is the best option to minimize congestion on St Johns. However, Moray Pl would need to be reconfigured to allow a smoother flow of traffic, given the 3 properties that would use the corridor (The Moody, Dairy ueen, this proposed property and Moray Place Family Rental Housing) Perhaps removing street parking on the south side will allow proper movement. There are also concerns of James Road ingress/egress during construction, as the 75 residents of James Road have NO other options to exit their properties onto St. Johns.

33. I live on James Road and daily I cannot safely turn left at the corner of James Road and St Johns. I also cannot safely turn onto James Road from St Johns. e sit and wait for ages. Cars block the intersection constantly. The traffic is crazy almost all of the time.

    There is nowhere to park. There is already a ridiculous storey apartment building being built right next to my townhouse complex on two residential lots The density should never have been allowed in that spot. There is a new apartment building on Moray and we already feel the traffic increase from that. Crossing the street on foot at St Johns and Moray is risking your life basically.

    I am fine with developments but this is the most ridiculous place to do it.

    These new buildings have very little parking because we are near the skytrain. That does not mean people will not have cars. The skytrain does not go everywhere and many people need their car for work.

    There are car dealerships across from James Road and the staff need somewhere to park, so they park here. 4 hour limit signs were put up. People just swap spots 2x a day. It really wasn't a problem during the day with most residents being at work, now they have nowhere to park, and these storey buildings have not even been built yet. Already the developer who has just started to prepare the lot is making it hard to enter and exit out homes.

It is going to be unbearable with two developments being built on a no thru road with houses on the street and 50 families in the townhouses. Do we not pay taxes, do we not matter

34. James Road is a short street with limited parking already. e are already inundated with construction workers parking wherever there are no restrictions and people dropping off kids at the back of the field for the middle school. e won't be able to cope with such a huge influx of residents and cars. ith this development and Sitka we will have 300 new residences on our street. There will be cars, people and not to mention dogs everywhere . e also need access in and out of James Road. Trying to turn left at the bottom of the street is dangerous as rarely do you get people leaving a gap so you can get through. Having to cross 3 lanes of traffic during rush hour can take ages and is not unlike a game of frogger .

e often use the back way behind the mos ue to get in and out but I believe this will be no longer available. hen all this construction starts, living on this street is going to be noisy and a logistical nightmare. This used to be a uiet and private street which is being ruined by multi storey construction.

No new comments have been received since the second public engagement summary was shared with Council at the February 27, 2024 meeting

City of Port Moody

Bylaw No. 3408

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) .

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

LOT A, PLAN N P51504, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT

PID: 024- 70-529

LOT 112, PLAN N P57529, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT

PID: 005- 0 -322

LOT 100, PLAN N P51504, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT

PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER ITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHO N ON FORM 1 OR V, AS APPROPRIATE

PID: 02 -15 -539

DRAFT

STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER ITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHO N ON FORM V

PID: 02 -15 -547

STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER ITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHO N ON FORM V

PID: 02 -15 -555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NE ESTMINSTER LAND DISTRICT, TOGETHER ITH AN INTEREST IN THE COMMON PROPERT IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHO N ON FORM V, AS APPROPRIATE

PID: 02 -15 -5 3

AND

THAT 7 .3S .M PORTION OF MORA PLACE TO BE CLOSED,

all as shown on the map in Schedule A of this Bylaw.

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD90 to Schedule D:

CD90. Comprehensive Development Zone 90 (CD90)

CD90.1 Intent

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

CD90.2 Permitted Uses

The following uses are permitted within the Comprehensive Development Zone 90:

(a) Principal Use	i. Artist Studio – Type A ii. Building Manager Office iii. Child Care Use iv. Convenience Retail v. Multi-Residential vi. Office vii. Personal Service viii. Restaurant ix. Retail x. Retail Food Service
(b) Secondary Use	i. Home Occupation – Type A and Type C

DRAFT

	ii. Off-Street Parking

CD90.3 **Condition of Use**

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

CD90.4 **Coverage**

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0. m above grade.

CD90.5 **Floor Area Ratio**

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ration in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

CD90.6 **Building Height**

ithin the CD90 Zone, buildings shall not exceed a height of storeys and shall not exceed a maximum height of 18.4m (0.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical e uipment and elevator run-on shafts.

CD90.7 **Setbacks**

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

Front:	3.47m (11.4ft)
Rear:	5.03m (1 .5ft)
East:	4.72m (15.5ft)
est:	3.5m (11.5ft)

CD90.8 **Parking, Loading, and Bicycle Parking**

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

a) 198 resident spaces;
b) 14 commercial spaces; and
c) 29 resident visitor spaces.

DRAFT

90.8.2 Of the total number of off-street parking spaces re uired:

a) a minimum of resident spaces shall be accessible; and
b) a maximum of 5 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

90.8.5 All parking, loading and bicycle parking spaces and parking manoeuvring aisle widths shall meet the minimum size re uirements in Part of the Zoning Bylaw.

90.8. The provision of electric vehicle charging infrastructure in the CD90 Zone shall comply with the regulations in section .11 of the Zoning Bylaw. .

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – 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 24th day of September, 2024.

Read a second time this 24th day of September, 2024.

Public Hearing held this__ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

DRAFT

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

Considered at the October 22, 2024, Regular Council meeting

Attachment 2

I hereby certify that the above is a true copy of Bylaw No. 3408 of the City of Port Moody.

_____

S. Lam
City Clerk

DRAFT

Attachment 1

Considered at the December 17, 2024, Special Council meeting

Attachment 1

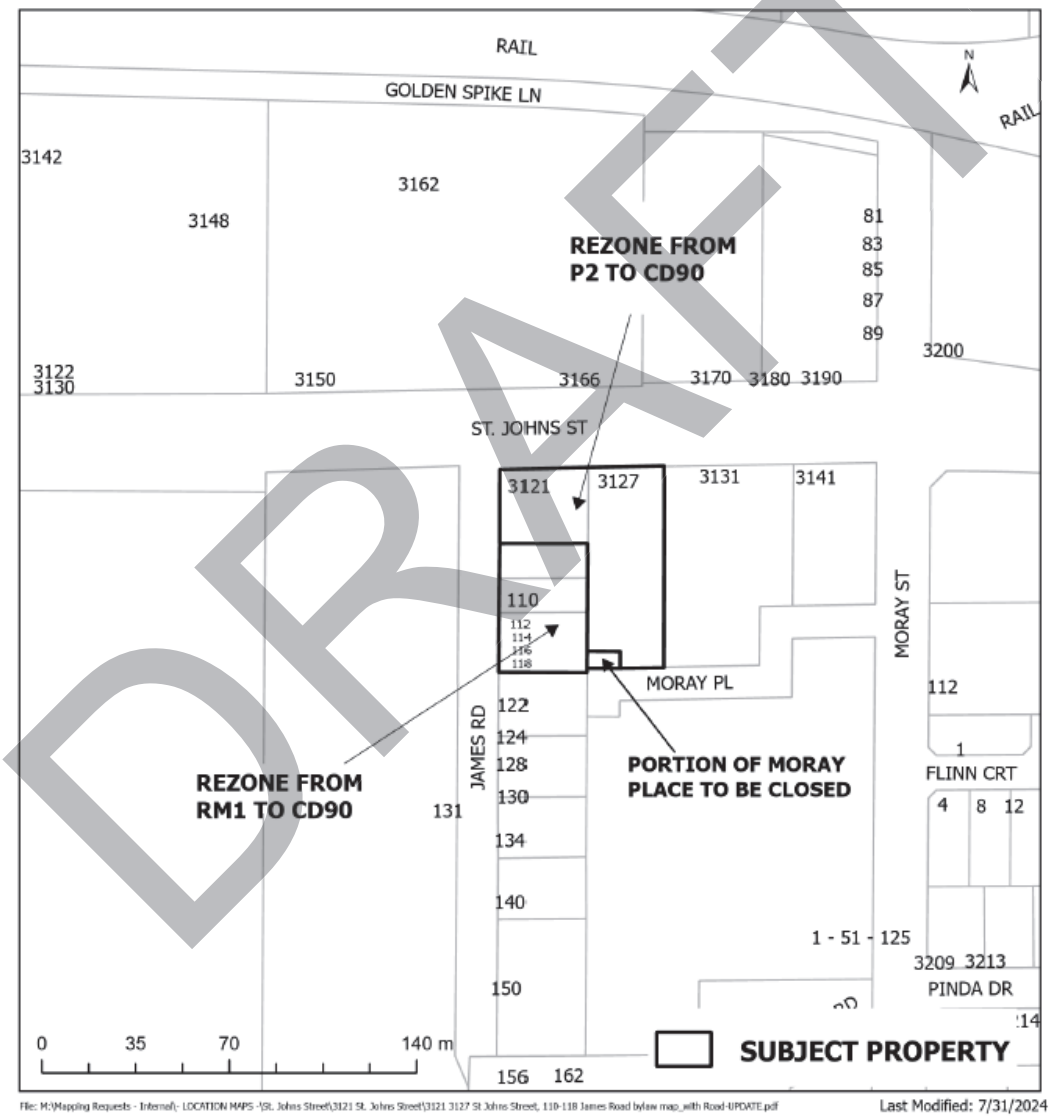
Considered at the October 22, 2024, Regular Council meeting

Attachment 2

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90).

Corporate Officer



DRAFT

City of Port Moody

Bylaw No. 3408

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90)".

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

LOT A, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 024-670-529

LOT 112, PLAN NWP57529, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 005-606-322

LOT 100, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 026-156-539

DRAFT

STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-547

STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS APPROPRIATE

PID: 026-156-563

AND

THAT 76.3SQ.M PORTION OF MORAY PLACE TO BE CLOSED,

all as shown on the map in Schedule "A" of this Bylaw.

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD90 to Schedule D:

"**CD90. Comprehensive Development Zone 90 (CD90)**

CD90.1 Intent

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

CD90.2 Permitted Uses

The following uses are permitted within the Comprehensive Development Zone 90:

(a) Principal Use	i. Artist Studio – Type A ii. Building Manager Office iii. Child Care Use iv. Convenience Retail v. Multi-Residential vi. Office vii. Personal Service viii. Restaurant ix. Retail x. Retail Food Service
(b) Secondary Use	i. Home Occupation – Type A and Type C

DRAFT

	ii. Off-Street Parking

CD90.3 **Condition of Use**

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

CD90.4 **Coverage**

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0.6m above grade.

CD90.5 **Floor Area Ratio**

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ration in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

CD90.6 **Building Height**

Within the CD90 Zone, buildings shall not exceed a height of 6 storeys and shall not exceed a maximum height of 18.4m (60.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical equipment and elevator run-on shafts.

CD90.7 **Setbacks**

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

Front:	3.47m (11.4ft)
Rear:	5.03m (16.5ft)
East:	4.72m (15.5ft)
West:	3.5m (11.5ft)

CD90.8 **Parking, Loading, and Bicycle Parking**

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

a) 198 resident spaces;
b) 14 commercial spaces; and
c) 29 resident visitor spaces.

DRAFT

90.8.2 Of the total number of off-street parking spaces required:

a) a minimum of 6 resident spaces shall be accessible; and
b) a maximum of 65 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

90.8.5 All parking, loading and bicycle parking spaces and parking manoeuvring aisle widths shall meet the minimum size requirements in Part 6 of the Zoning Bylaw.

90.8.6 The provision of electric vehicle charging infrastructure in the CD90 Zone shall comply with the regulations in section 6.11 of the Zoning Bylaw.".

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – 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 24th day of September, 2024.

Read a second time this 24th day of September, 2024.

Public Hearing held this 22nd day of October, 2024.

Read a third time this 22nd day of October, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

DRAFT

I hereby certify that the above is a true copy of Bylaw No. 3408 of the City of Port Moody.

_____

S. Lam
City Clerk

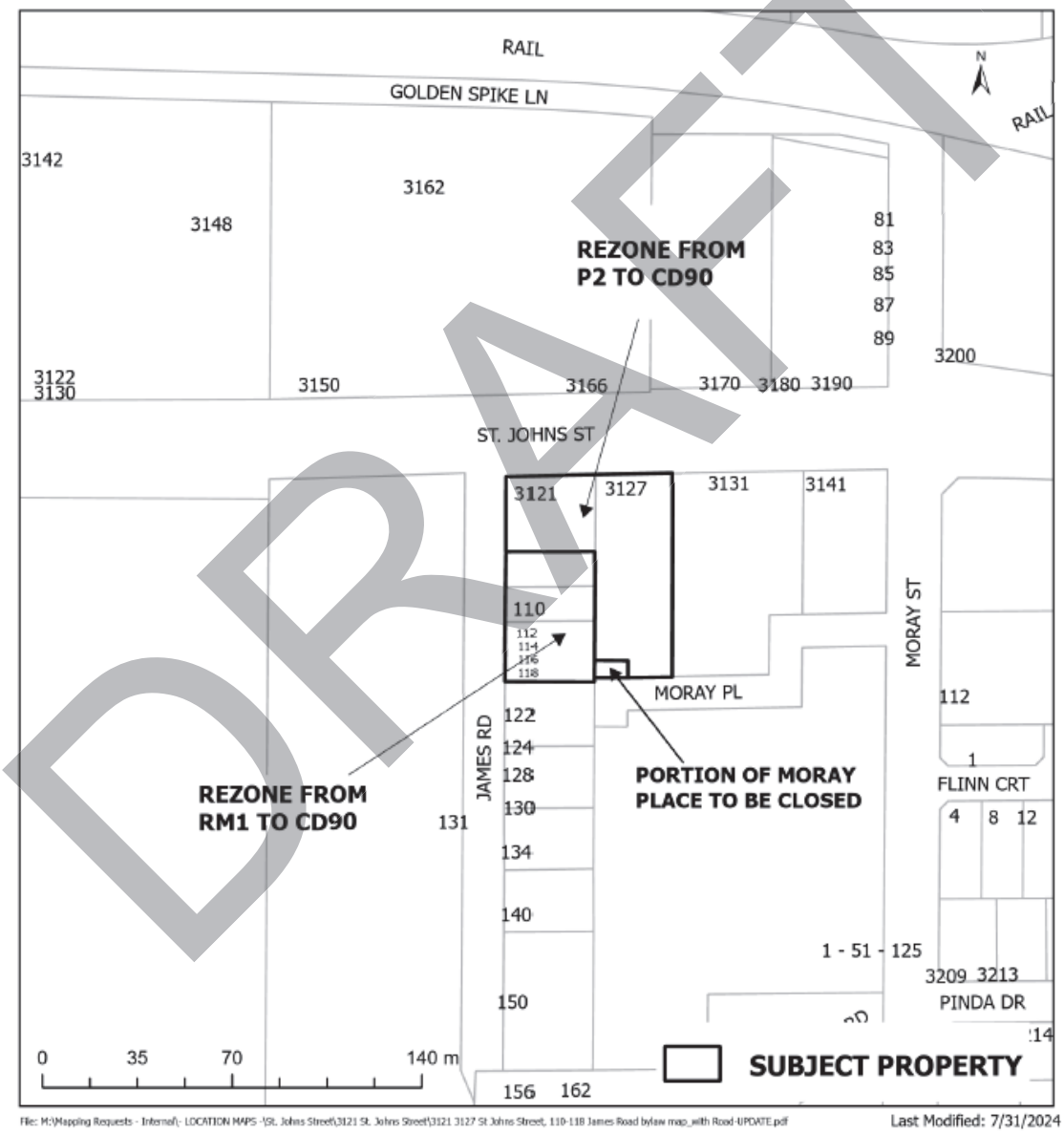
DRAFT

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90).

_____

Corporate Officer



DRAFT

City of Port Moody

Bylaw No. 3409

A Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act*.

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 Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental)".

2. Authorization

2.1 Council hereby authorizes the agreement, substantially in the form attached hereto as Schedule "A" between the City of Port Moody and Anthem LMV Tri-City Holdings Ltd. with respect to the following lands:

Lot A, Plan NWP51504, District Lot 190, Group 1, New Westminster Land District
PID: 024-670-529

Lot 112, Plan NWP57529, District Lot 190, Group 1, New Westminster Land District
PID: 005-606-322

Lot 100, Plan NWP51504, District Lot 190, Group 1, New Westminster Land District
PID: 004-947-941

Strata Lot 1, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate
PID: 026-156-539

Strata Lot 2, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
PID: 026-156-547

DRAFT

Strata Lot 3, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
PID: 026-156-555

Strata Lot 4, Plan BCS1104, District Lot 190, Group 1, New Westminster Land District, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as appropriate
PID: 026-156-563

3. Execution of Documents

3.1 The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

4. Attachments and Schedules

4.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Section 219 Covenant – Housing Agreement – Market Rental Housing – Anthem LMV Tri-City Holdings Ltd.

5. Severability

5.1 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 24th day of September, 2024.

Read a second time this 24th day of September, 2024.

Read a third time this 24th day of September, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

DRAFT

I hereby certify that the above is a true copy of Bylaw No. 3409 of the City of Port Moody.

_____

S. Lam
City Clerk

DRAFT

Schedule "A" to Bylaw No. 3409

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference as of _____, 2024.

WHEREAS:

A. The Developer is the registered owner of the Lands;

B. The Developer wishes to obtain development permission with respect to the Lands to create a 180-unit purpose built rental development;

C. The City wishes to ensure that the Lands and any buildings built thereon will be used as a rental development for the Term;

D. Section 483 of the *Local Government Act* authorizes the City, by bylaw, to enter into a housing agreement regarding the occupancy of the housing units, including the form of tenure;

E. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of the land, or the use of a building on or to be erected on land, and that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant;

F. The City has adopted the Housing Agreement Bylaw, authorizing the City to enter into this Agreement on the terms and conditions contained herein; and

G. The Developer and the City wish to enter into this Agreement to restrict the use of, and construction on, the Lands on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Developer (the receipt of which is hereby acknowledged), the parties covenant and agree with each other as follows, as a Housing Agreement under section 483 of the *Local Government Act*, section 219 of the *Land Title Act,* and as a contract and a deed under seal between the parties, the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

1. DEFINED TERMS & INTERPRETATION

1.1 In and for the purposes of this Agreement, the following terms shall have the following meanings:

(a) "**Agreement**" means this housing agreement together with the General Instrument and all schedules attached hereto;

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(b) "**Building**" means any building or buildings to be constructed on the Lands as part of the Proposed Development;

(c) "**City**" means the City of Port Moody, a municipal corporation incorporated under the *Local Government Act* and the laws of the Province of British Columbia, having its municipal offices at 100 Newport Drive, Port Moody, B.C., V3H 5C3;

(d) "**City Personnel**" means any and all of the City's elected officials, board members, officers, directors, employees, and agents;

(e) "**Commercial Parcel**" means an air space parcel, or the remainder of the Lands created by a Subdivision, which will contain, *inter alia*, all of the Commercial Units;

(f) "**Commercial Units**" means all of the units in the Proposed Development that will be used for commercial purposes;

(g) "**Development Permit**" means Development Permit No._____issued by the City;

(h) "**Developer**" means the registered owner in fee simple of the Lands as of the date of this Agreement and any subsequent registered owner of the Lands or of any part into which the Lands are Subdivided, including any person or company that purchases a portion of the Lands for the purpose of constructing any portion of the Proposed Development or any successor in title to the Lands;

(i) "**General Instrument**" means the Form C under the *Land Title (Transfer Forms) Regulation*, together with all amendments thereto and replacements thereof, and all schedules and addenda to the Form C charging the Lands;

(j) "**General Manager**" means the City's General Manager of Community Development, and their designate;

(k) "**Housing Agreement Bylaw**" means Housing Agreement Bylaw No. 3409, adopted by Council of the City and authorizing this Agreement;

(l) "**Lands**" means the land and premises described in Item 2 of the General Instrument and any part, including the Building or a portion of the Building, into which said land is Subdivided;

(m) "***Land Title Act***" means the *Land Title Act*, RSBC 1996, c 250, together with all amendments thereto and replacements thereof;

(n) "***Local Government Act***" means the *Local Government Act,* RSBC 2015, c 1, together with all amendments thereto and replacements thereof;

(o) "**LTSA**" means the Land Title Survey and Authority of British Columbia, or any successor entity with authority over the land registry maintained under the *Land Title Act*;

(p) "**Proposed Development**" means the development on the Lands contemplated in the Development Permit and this Agreement;

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(q) "***Real Estate Development Marketing Act***" means the *Real Estate Development Marketing Act*, SBC 2004, c 41, together with all amendments thereto and replacements thereof;

(r) "**Rental Accommodation**" means a Unit that is made available for rent to a Tenant for residential use;

(s) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, SBC 2002, c 78, together with all amendments thereto and replacements thereof;

(t) "***Strata Property Act***" means the *Strata Property Act,* SBC 1998, c 43, together with all amendments thereto and replacements thereof;

(u) "**Subdivide**" means to divide, apportion, consolidate or subdivide the Lands, the Building, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of "cooperative interests" or "shared interests in land" as defined in the *Real Estate Development Marketing Act*; "**Subdivision**" has a corresponding meaning;

(v) "**Tenancy Agreement**" means a tenancy agreement, lease, licence, or other agreement granting a Tenant rights to occupy a Unit pursuant to the *Residential Tenancy Act* and that is regulated by the *Residential Tenancy Act*;

(w) "**Tenant**" means a tenant (including a subtenant) or occupant of a Unit by way of a Tenancy Agreement;

(x) "**Term**" shall mean the period commencing upon the date of filing and registration of this Agreement in the LTSA, and shall continue in full force and effect for sixty (60) years, or for the life of the building constructed as part of the Proposed Development, whichever is less; and

(y) "**Unit**" means any residential dwelling unit in the Proposed Development that is constructed upon the Lands and is occupied or available for occupancy on a month-to-month, or longer basis, in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*.

2. RENTAL ACCOMMODATION

2.1 The Developer covenants and agrees with the City that the Lands, the Proposed Development, and any Unit on, or to be constructed on the Lands, shall be used and occupied only in strict accordance with the terms of this Agreement.

2.2 Without limiting the generality of section 2.1, the Developer covenants and agrees with the City that:

(a) during the Term, no application shall be made to the City to stratify the Proposed Development or any building on the Lands pursuant to section 242 of the *Strata Property Act*;

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(b) the Proposed Development shall not be Subdivided during the Term, including for greater certainty, upon completion of the construction of the Proposed Development, the Developer shall not submit a strata plan under the *Strata Property Act* or otherwise make application to stratify the Building under the *Strata Property Act*;

(c) each and every Unit on, or to be constructed on the Lands as part of the Proposed Development, must, during the Term, be continuously available as Rental Accommodation, subject to unavailability due to repairs and renovation, in which case the Unit shall remain vacant until the repair or renovation is completed and thereafter shall be used as Rental Accommodation in accordance with this Agreement; and

(d) where the Lands consist of more than one parcel of land, the Developer may not, without the prior written consent of the General Manager, sell or transfer less than all of the parcels of land in a single or related series of transactions that would result in the purchaser or transferee becoming the legal and beneficial owner of less than all of the Units governed by this Agreement.

2.3 The Developer further covenants and agrees with the City that any and all Units shall be rented only in accordance with the following conditions:

(a) the Units will be used or occupied only pursuant to a Tenancy Agreement; and

(b) the monthly rent payable for any Unit must be market rent (as mutually determined by the Developer and the Tenant) or less, subject only to the provisions of the Residential Tenancy Act.

2.4 Operation and Management

The Developer covenants and agrees that it will:

(a) be fully responsible for complying with all applicable laws and regulations, including the *Residential Tenancy Act*;

(b) be fully responsible for the management and administration of the Units, and all associated costs;

(c) furnish good and efficient management and operation of the Proposed Development and Units and will permit representatives of the City to inspect the Proposed Development and Units at any reasonable time, subject to the applicable notice provisions in the *Residential Tenancy Act*;

(d) maintain the Proposed Development (including soft and hard landscaping, servicing, parking, and loading) and the Units in a satisfactory state of repair and ensure fitness for habitation and will comply with all laws, including health and safety standards applicable to the Lands;

(e) not assign or delegate management and operation of the Units to any entity, except to a property manager licensed under the *Real Estate Services Act* (British Columbia), or with the prior written consent of the General Manager, acting reasonably. As an exception to the foregoing, the Developer may retain contractors to assist with repair, facility maintenance, janitorial services, and

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similar activities, on the Lands, provided that the Developer will remain primarily responsible for the operation and management of the Units.

2.5 Demolition

During the first sixty (60) years of the Term, the Developer will not demolish a Unit unless:

(a) the Developer has obtained the written opinion of a professional engineer or architect who is at arm's length to the Developer that it is no longer reasonable or practical to repair or replace any structural component of the Unit, and the Developer has delivered to the City a copy of the engineer's or architect's report; and

(b) the Building in which a Unit is located is damaged or destroyed, to the extent of 75% or more of its value above its foundations, as determined by the City in its sole discretion;

and, in each case, a demolition permit for the Unit has been issued by the City and the Unit has been or will be demolished under that permit.

3. DEFAULT AND REMEDIES

3.1 Notice of Default

The City may give to the Developer written notice to cure a default under this Agreement within 30 days of receipt of notice. The Developer must act with diligence to correct the default within the time specified in the notice referred to herein, except that if after using commercially reasonable and diligent efforts the Developer is not able to correct the default within such time period, the Developer will continue to use commercially reasonable and diligent efforts to correct such default until such default is corrected.

3.2 Costs

The Developer will pay to the City on demand by the City all of the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

3.3 Equitable Remedies

The City, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction, and declaratory relief, or any of them, to enforce its rights under this Agreement.

3.4 Specific Performance and No Penalty or Forfeiture

The Developer acknowledges and agrees with the City that:

(a) specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Developer under this Agreement and that the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Developer of this Agreement. Further, the Developer agrees that the foregoing provision is reasonable given the public interest in preserving the stock

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of Rental Accommodation in accordance with this Agreement; and

(b) it is entering into this Agreement to benefit the public interest in making the Rental Accommodation available; and

(c) that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and

(d) the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

3.5 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit, or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

4. LIABILITY

4.1 Indemnity

As an indemnity pursuant to section 219(6) of the *Land Title Act*, except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer will indemnify and save harmless each of the City and the City Personnel from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of one or more of the following:

(a) the entering into of this Agreement;

(b) any act or omission by the Developer or its officers, directors, employees, agents, contractors, or other persons for whom at law the Developer is responsible;

(c) the Developer's construction, maintenance, operation, management, or financing of the Lands or the Proposed Development by the Developer, its officers, directors, agents, contractors, or other persons for whom at law the Developer is responsible; and

(d) the exercise by the City of any of its rights under this Agreement.

4.2 Release

Except in each case to the extent attributable to the wrongful intentional acts or gross negligence of the City or the City Personnel, the Developer hereby releases and forever discharges the City and the City Personnel from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, operation, or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Developer.

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4.3 Impact on Market Value

The Developer acknowledges and agrees that no compensation is payable, and the Developer is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, which at any time results directly or indirectly from the existence, registration, or operation of this Agreement.

4.4 Survival

The covenants of the Developer set out in sections 4.1, 4.2, and 4.3 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Developer.

5. SUBDIVISION

5.1 Subdivision of the Lands

Notwithstanding section 2.2(b):

(a) subject to compliance by the Developer with all applicable requirements of the City and the City's elected council, this Agreement and all applicable laws and bylaws, the City will not unreasonably withhold its consent to a Subdivision to enable the Developer to subdivide Lands by way of an air space subdivision plan to enable all of the Commercial Units within the Proposed Development to be contained within the Commercial Parcel; and

(b) following the Subdivision and the issuance of an occupancy permit for the Commercial Parcel, the Developer may apply to the City for a discharge of this Agreement from the Commercial Parcel, and the City will on request of the Developer execute and deliver a registrable discharge of this Agreement in respect of the Commercial Parcel, provided that:

(i) any such discharge will be in form and substance acceptable to the City and will be prepared by the Developer at its cost;

(ii) the City will have a reasonable amount of time to execute and return any such discharge; and

(iii) the preparation and registration of any such discharge will be without cost to the City.

6. GENERAL PROVISIONS

6.1 City's Power Unaffected

Nothing in this Agreement:

(a) affects or limits any discretion, rights, or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land;

(b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

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(c) relieves the Developer from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

6.2 Agreement for Benefit of City Only

The Developer and City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Developer, any Tenant, or any future owner, lessee, occupier, or user of any of the Lands, the Proposed Development, the Building, or a Unit; and

(c) the City may at any time execute a release and discharge of this Agreement in respect of all or a portion of the Lands, without liability to anyone for doing so.

6.3 Agreement Runs with the Lands

This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Developer for itself, its successors, and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement.

6.4 No Liability

Notwithstanding anything contained in this Agreement, the parties agree that neither the Developer, nor any successor in title to the Lands, or any portion thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Developer or its successors in title, as the case may be, ceases to be the registered or beneficial owner of the Lands or such portion thereof.

6.5 Contractual Obligations

The covenants and agreements on the part of the Developer have been made by the Developer as contractual obligations as well as being made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Developer.

6.6 Modifications of This Agreement

This Agreement may only be modified in writing, signed by both parties, in registrable form. The modification will only be effective if it is approved both as a modification of a housing agreement pursuant to section 483 of the *Local Government Act* (which requires a bylaw), and as a modification of a covenant pursuant to section 219 of the *Land Title Act.* Any modification will be filed in the LTSA as a modification of a covenant and as a modification of the housing agreement.

6.7 Priority of This Agreement

The Developer will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development in priority to all financial charges and encumbrances (including mortgages,

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assignments of rents, liens, options to purchase, and rights of first refusal) which are registered, or pending registration, against title to the Lands in the LTSA, save and except those as have been approved by the City or have been granted in favour of the City.

6.8 Agreement to Have Effect as Deed

The City and the Developer each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.9 Inspection

The City is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the City obligated to remedy any default of this Agreement. A failure by the City to enforce this Agreement will not constitute a waiver of any of the City's rights herein.

6.10 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.11 Time

Time is of the essence in this Agreement.

6.12 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.13 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.14 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

If to the City: 100 Newport Drive
Port Moody, BC V3H 5C3
Attention: Community Development Department

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If to the Developer: at the address registered on title with the LTSA

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand, or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.15 Further Assurances

Upon request by the City, the Developer will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

6.16 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

6.17 Housing Agreement

The Developer acknowledges and agrees that:

(a) this Agreement constitutes a Housing Agreement entered into under section 483 of the *Local Government Act;*

(b) the City is required to file a notice of Housing Agreement in the LTSA against title to the Lands; and

(c) once such a notice is filed, this agreement binds all persons who acquire an interest in the Lands as a Housing Agreement under section 483 of the *Local Government Act*.

6.18 Housing Agreement Discharge

The City covenants and agrees, upon being provided with a registrable discharge of this Agreement, to execute and deliver the registrable discharge of this Agreement upon expiration of the Term.

7. INTERPRETATION

7.1 References

(a) Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

(b) Every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, servants, employees, agents, contractors, officers, licensees, and invitees of such party, wherever the

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context so requires or allows.

7.2 Construction

(a) The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit, or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

(b) Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph, or clause refers to the article, section, paragraph, or clause bearing that number or letter in this Agreement.

7.3 No Limitation

The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.4 Terms Meaning

(a) The words “shall”, “must”, and “will” are to be construed as imperative.

(b) Reference to “business day” means all days other than Saturday, Sunday, and statutory holidays in the Province of British Columbia.

(c) Reference to “party” and “parties” means the one or more parties to this Agreement, as the context demands.

(d) Reference to a whole, for example, the “Lands” and the “Development”, includes reference to a portion thereof.

7.5 Extended Meanings

The words “hereof”, “herein”, “hereunder”, and similar expressions used in any section, paragraph, or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph, or clause only unless otherwise expressly provided.

7.6 Currency

All payments to be made or calculated pursuant to the terms of this Agreement shall be paid or calculated in the currency of Canada unless otherwise expressly stated.

7.7 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

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7.8 Entire Agreement

The Parties agree that:

(a) this is the entire agreement between the City and the Developer concerning its subject, and there are no warranties, representations, conditions, or collateral agreements relating to this Agreement, except as included in this Agreement; and

(b) this Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of a bylaw to amend the Housing Agreement Bylaw.

7.9 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia. The parties attorn to the non-exclusive jurisdiction of the Courts of the Province of British Columbia.

IN WITNESS WHEREOF, as evidence of their agreement to be bound by the terms of this instrument, the City and the Developer hereto have executed the General Instrument that is attached hereto these Terms of Instrument and forms part of this Agreement.

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CONSENT AND PRIORITY AGREEMENT

In consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, ROYAL BANK OF CANADA (the "**Chargeholder**"), the holder of the following financial charge(s) registered in the LTSA against title to the Lands charged by this instrument:

Mortgage No. CB302800 and
Assignment of Rents No. CB302801 (the "**Security**")

for itself and its successors and assigns, hereby consents to the granting and registration of the within Section 219 Covenant (the "**Charge**") and grants priority to the Charge over the Security and to the Chargeholder's right, title and interest in and to the Lands charged by this instrument, in the same manner and to the same effect as if the Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Security and prior to the advance of any money under the Security.

As evidence of its agreement to be bound by the terms of this instrument, the Chargeholder has executed the *Land Title Act* Form C or D which is attached hereto and forms part of this Agreement.

END OF DOCUMENT

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City of Port Moody

Bylaw No. 3444

A Bylaw to close a portion of Moray Place.

WHEREAS pursuant to s. 40 of the *Community Charter*, Council may adopt a bylaw to close a portion of a highway to traffic and remove its dedication as highway;

AND WHEREAS notice of adoption of this Bylaw has been given prior to adoption in accordance with City of Port Moody Public Notice Bylaw, 2023, No. 3430, and Council has provided an opportunity for persons who consider they are affected to make presentations to Council;

NOW THEREFORE 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 Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444."

2. Legal Description

2.1 That the 76.3m^2 area shown in heavy black outline and identified as Closed Road on Reference Plan EPP130191 dedicated as road on Strata Plan BCS57529, District Lot 190, Group 1, New Westminster District, a copy of which is attached hereto as Schedule "A" and forms a part of this Bylaw, is hereby stopped up and closed to traffic of all kinds and the dedication as highway is removed.

3. Authorization

3.1 The Mayor and Corporate Officer are hereby authorized to execute all documentation necessary to give effect to the provisions of this Bylaw, including the plan attached hereto.

4. Attachments and Schedules

4.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Reference Plan EPP130191.

5. Severability

5.1 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.

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Read a first time this 24th day of September, 2024.

Read a second time this 24th day of September, 2024.

Read a third time this 24th day of September, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3444 of the City of Port Moody.

S. Lam
City Clerk

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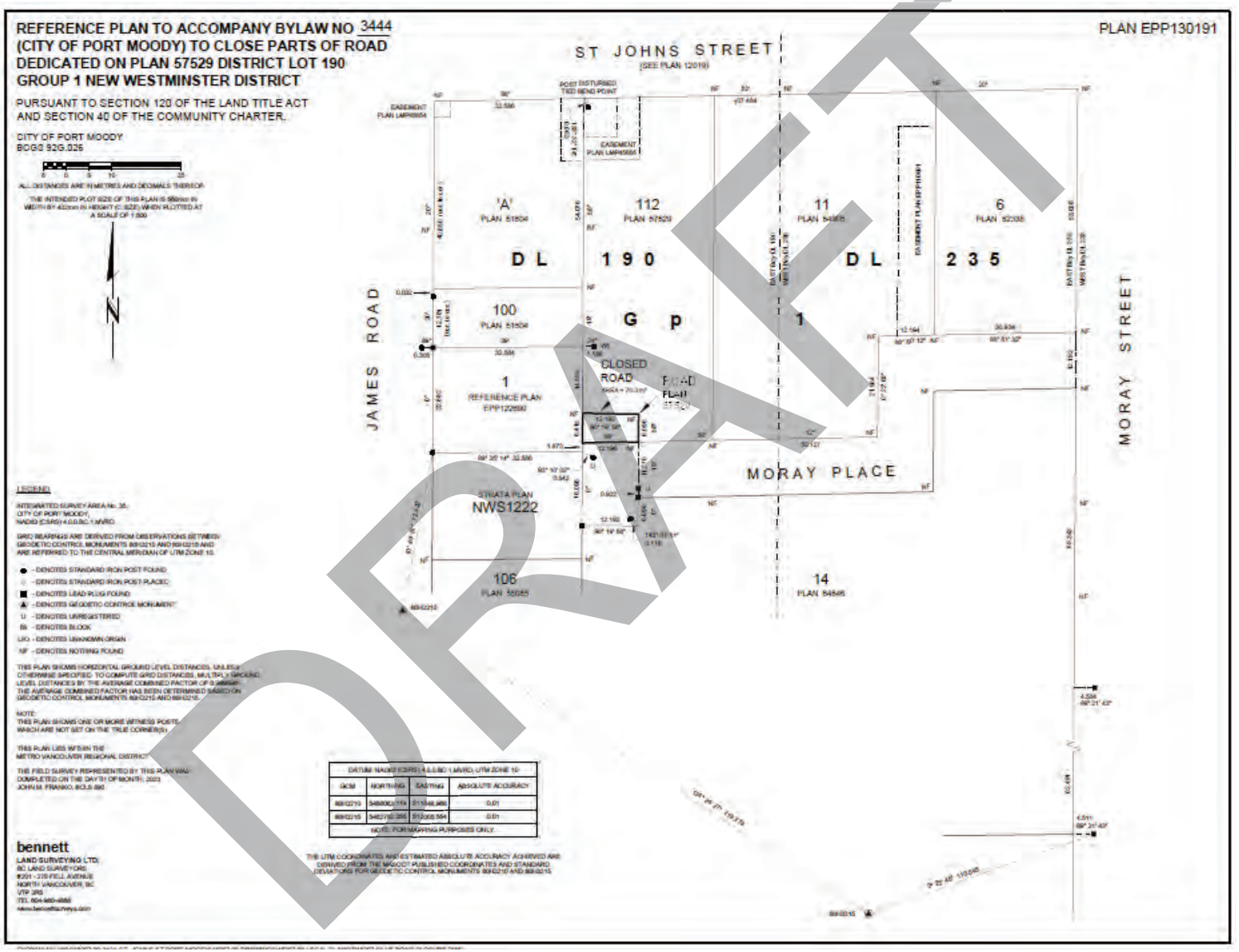
Considered at the December 17, 2024, Special Council meeting

Schedule A – Reference Plan EPP130191



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CITY OF PORT MOODY

DEVELOPMENT PERMIT NO. DP000049

TO: **ANTHEM LMV JAMES ROAD HOLDINGS LTD., INC.NO. BC1323500**
Suite 1100 Bentall IV
Box 49200
1055 Dunsmuir Street
Vancouver BC Canada
V7X 1K8

(the "**Developer**")

1. This Development Permit is issued subject to compliance with all applicable City Bylaws, except as specifically varied or supplemented by this Permit.

2. This Permit applies to those lands in Port Moody, British Columbia more particularly described below and including all buildings, structures, and other development thereon:

LOT A, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 024-670-529

LOT 112, PLAN NWP57529, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 005-606-322

LOT 100, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 026-156-539

STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-547

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STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS APPROPRIATE

PID: 026-156-563

3 (a) The following plans and documents are made part of this Permit and, notwithstanding any other provision, no works shall be performed upon the Lands covered by this Permit, nor shall any building or structure be erected, constructed, repaired, renovated, or sited, that is not in substantial accordance with the following and strictly in accordance with all terms and conditions of this Permit.

(i) Development Permit: Form and Character

1. Architectural Plans (51 pages), dated August 22, 2024, prepared by Integra Architecture Inc. on file with the City of Port Moody, attached as **Schedule A**, and any amendments thereto subsequently approved by the City.

2. Landscape Plans (9 pages) dated August 26, 2024, Rev. 5, prepared by P + A Landscape Architecture on file with the City of Port Moody, attached as **Schedule B**, and any amendments thereto subsequently approved by the City.

3. The ventilation shaft drawing (1 page) dated April 6, 2022, prepared by Integra Architecture Inc. on file with the City of Port Moody, attached as **Schedule C** and any amendments thereto subsequently approved by the City.

(ii) Development Permit: Hazardous Lands

1. "Geotechnical Investigation Report – Proposed Mixed-Use Development St. Johns Street at James Road, Port Moody, B.C.", dated June 14, 2021, prepared by GeoPacific Consulting Geotechnical Engineers, on file with the City of Port Moody, attached as **Schedule D**, and any amendments thereto subsequently approved by the City.

(b) Prior to the issuance of any building permit, as a condition of issuance of this Development Permit, the following shall be provided to the City of Port Moody for acceptance:

(i) a registered Housing Agreement as approved by City of Port Moody Bylaw No. 3409;

(ii) a covenant registering the Geotechnical Investigation Report prepared by GeoPacific Consulting Geotechnical Engineers (**Attachment D**) on title;

DRAFT

(iii) final landscape plans to address the potential installation of additional street trees and other plantings where feasible on St. Johns Street and Moray Street;

(iv) on- and off-site landscaping cost estimates based on the final accepted landscape plans prepared by P + A Landscape Architecture, including a 10% contingency, 5% for inflation charge and 5% GST charge;

(v) a Transportation Demand Management report to identify recommended measures to offset the reduction in parking spaces with a final report to be registered by covenant on title;

(vi) a construction impact management plan;

(vii) a stormwater management plan;

(viii) a construction dust abatement plan;

(ix) a construction waste recycling plan;

(x) a completed Engineering Servicing Agreement;

(xi) a subdivision plan consolidating the properties, including the closed portion of Moray Place, dedicating:

- a 2.5m wide strip of land along the length of the property on James Road;
- a 2.0m wide strip of land to enable the construction of a road connection between Moray Place and James Road; and
- all required corner cuts for sight line purposes; and

indicating all required statutory rights-of-way, for the signature of the City's Approving Officer.

(c) The works contemplated in plans set out in section 4(a)(i) hereto shall be substantially started within two (2) years of the date of the issuance of this permit or the Development Permit will lapse.

5. The works and services required in accordance with the Engineering Servicing Agreement are to be completed in compliance with the requirements of the City of Port Moody Works and Services Bylaw No. 1798, 1986 and the City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831.

6. As a condition of issuance of this Development Permit,

(a) the Developer has provided to the City, a security (the "Securities") in accordance with the amounts included in the final accepted on- and off-site landscape cost estimates. The Securities, in the form of separate letters of credit, shall be made out to the City to ensure that the development is carried out in accordance with the terms and conditions set out herein and if for any reason the Permit holder neglects or otherwise fails to complete the works, within two (2) years of the date of issuance of this Development Permit, the City may, in its sole discretion, provided it has given the Developer seven (7) days' written notice, complete the works or any portion thereof and all costs incurred in so doing shall be deducted by the City from the amount of the Security and on final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of

DRAFT

Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies, which shall be released after the maintenance period lasting one (1) year from the date of completion for the landscaping;

(b) portions of the Securities may be returned to the Developer, or reduced, at stages, as the works are completed, to the satisfaction of, and at the sole discretion of, the City's General Manager of Community Development;

(c) the Developer has paid to the City an on-site landscaping review fee of two and two tenths (2.2) percent of the cost of on-site landscaping and four and four tenths (4.4) percent of the cost of the off-site landscaping based upon the final cost estimate prepared by the project landscape architects following acceptance of the final landscaping plans, to be paid by cash or certified cheque.

AUTHORIZED BY COUNCIL RESOLUTION passed on the _____ of _____, 2024.

CITY OF PORT MOODY, by its authorized signatories:

_____ _____

M. Lahti, Mayor S. Lam City Clerk

DRAFT

Status: Registered Doc #: BP84434 RCVD: 2000-04-13 RQST: 2025-08-28 12.17.25

00 APR 13 09 59 LAND TITLE ACT BP084434 00 APR 13 09 59 BP084435

FORM C
(Section 219.81)
Province of British Columbia
GENERAL INSTRUMENT - PART 1 *(This area for Land Title Office use)* PAGE 1 of 6 pages

SURVEY DEPT.

1. APPLICATION: *(Name, address, phone number and signature of applicant, applicant's solicitor or agent)*

Naseem Bawa, Barrister & Solicitor CLIENT NO. 11061
4620 Coventry Drive, Richmond, B.C. V7C 4R2 272-7789 Naseem Bawa, Solicitor
Parking covenant

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	*(LEGAL DESCRIPTION)*
005-606-322	Lot 112 DL 190 Group 1 NWD Plan 57529
024-670-529	Lot A (See, BP6684) DL 190 Group 1 NWD Plan 51504

3. NATURE OF INTEREST:*

DESCRIPTION	*DOCUMENT REFERENCE* (page and paragraph)	*PERSON ENTITLED TO INTEREST*
219 Covenant with Priority Agreement granting priority over Mortgage No. BN 319723 and Assignment of Rents No. BN 319724	Entire Instrument Page	City of Port Moody Transferee

13 00/04/13 09:57:59 01 NW 204975
CHARGE $110.00

4. TERMS: Part 2 of this instrument consists of (select one only):

(a)	Filed Standard Charge Terms	[ ]	D.F. No.
(b)	Express Charge Terms	[X]	Annexed as Part 2
(c)	Release	[ ]	There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):*
CHURCHILL VENTURES INC. (INC. 546315) 5340 Granville Ave., Richmond, BC V7C 1E7
VANCOUVER CITY SAVINGS CREDIT UNION (Registration No. F197) 183 Terminal Avenue, Vancouver, B.C. V6E 4G2

6. TRANSFEREE(S): *(including postal address(es) and postal code(s))**
CITY OF PORT MOODY having an office at 100 Newport Drive, Port Moody, BC V3H 5C3

7. ADDITIONAL OR MODIFIED TERMS:* N/A

8. EXECUTION(S): This instrument creates, assigns, modifies enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
JACK MICNER BARRISTER & SOLICITOR 210-6411 Buswell St. Richmond, BC V6Y 2G5	00	3	30	Vancouver City Savings Credit Union by its authorized signatories: KAREN L. HOVATSON Security and Loans Administration Manager Business Services Department; Felicity A. Clark Risk Manager Business Services Department

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, C.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.
*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
**If space insufficient, continue executions on additional page(s) in Form D.

Status: Registered Doc #: BP84434 RCVD: 2000-04-13 RQST: 2025-08-28 12.17.25

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED **Page 2**

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
	00	03	26	**Churchill Ventures Inc.** by its authorized signatory: AMIN ALIDINA
NASEEM BAWA Barrister & Solicitor 4620 Coventry Drive Richmond, B.C. V7C 4R2 Tel: 272-7789 Fax: 272-7995				
Kelly Head A Commissioner for Taking Affidavits for British Columbia 100 Newport Drive Port Moody, B.C. V3H 5C3				**City of Port Moody** by its authorized signatories: MAYOR G. TRASOLINI
	00	04	04	RUTH TOLERTON, CITY CLERK

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, C.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

"TERMS OF THE INSTRUMENT - PART 2"

THIS AGREEMENT made the 25th day of March, 2000.

BETWEEN: CHURCHILL VENTURES INC. (INC. NO. 546315) having an office at 5340 Granville Avenue, Richmond, B.C. V7C 1E7 ("Churchill")

AND: CITY OF PORT MOODY having an office at 100 Newport Drive, Port Moody, B.C. V3H 5C3 (the "City")

WHEREAS:

A. Churchill is the registered owner in fee-simple of the Lands hereinafter defined: 005-606-322 Lot 112 DL 190 Group 1 NWD Plan 57529 ("Lot 112") and 024-670-529 Lot A (See, BP6684) DL 190 Group 1 NWD Plan 51504 ("Lot A").

B. Churchill has agreed to grant a covenant containing certain restrictions and agreements regarding the use of the place of worship (the "Place of Worship") located on Lot 112;

C. Churchill has agreed to grant a covenant containing certain restrictions and agreements regarding the creation and maintenance of parking spaces on Lot A;

D The City wishes to facilitate the proposed Agreement by way of covenants under section 219 of the Land Title Act R.S.B.C. 1996, C.124, which provides, *inter alia,* that a covenant of a negative or positive nature; including provisions with respect to the use of land, that land is not to be built on, that parcels of land are not to be sold or otherwise transferred separately, may be granted in favour of a municipality, and runs with the land, except that no person who enters a covenant under Section 219 is liable for a breach of the covenant incurring after he has ceased to be the owner of the land.

NOW THEREFORE in consideration of the premises, the sum of TEN DOLLARS ($10.00), paid by each of the parties to the other, the receipt and sufficiency of which is hereby acknowledged by each of the parties, the parties covenant and agree as follows:

1. Churchill covenants with the City as follows:

   a. Lot A shall not be built upon or used other than in accordance with this covenant.

   b. Lot A shall be developed with a minimum of forty-one (41) off street parking spaces to be held for the parking of motor vehicles exclusively by patrons and staff of the Place of Worship located on Lot 112.

Attachment 2

c. The off street parking spaces on Lot A shall have a clear length of not less than 5.6 metres, a clear width of not less than 2.6 meters, and clear height of not less than 2.1 metres in order to comply with the requirements of the City.

d. Lot A shall not be developed with any additional buildings or structures.

e. At least 24 parking spaces on Lot 112 shall be permanently maintained by Churchill so that they are accessible to the patrons and staff of Lot 112 for parking purposes.

f. Lot 112 shall not be used for place of worship purposes except where the parking spaces on Lot A are generally maintained and accessible to the patrons and staff using Lot 112.

2. The City agrees to release this covenant should Churchill provide alternate parking spaces acceptable to the City or if the required parking spaces are no longer required.

3. Churchill agrees to be bound by the terms of this covenant in the same manner and to the same extent as if the covenants were covenants between Churchill running with the lands, and the City agrees that a release of these covenants shall require the consent of the holders of Lot 112, holders of Lot A, and the City.

4. Churchill hereby:

a. INDEMNIFIES AND SAVES HARMLESS the City from and against any liabilities caused directly or indirectly; and

b. RELEASES AND FOREVER DISCHARGES the City from and against all manner of actions, causes of action, suits and demands whatsoever at law or at equity;

by reason of the parties having entered into this Restrictive Covenant.

5. This Agreement shall run with the land, being Lot 112 and Lot A, and this Agreement shall be binding upon the Transferor, provided always that no person who has entered into this covenant is liable for a breach of a personal covenant occurring after that person has ceased to be an owner of the land.

6. Churchill agrees with the City that the City is under no obligation to enforce the terms of this covenant.

Status: Registered Doc #: BP84434 RCVD: 2000-04-13 RQST: 2025-08-28 12.17.25

7. This Agreement may be signed in two or more counterparts each of which will be deemed to be an original and all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF the Parties have caused these presents to be executed under seal as of the day and year first above written.

Churchill Ventures Inc.
by its authorized signatory

AMIN ALIDINA

City of Port Moody
by its authorized signatories:

G. TRASOLINI, MAYOR

RUTH TOLLETON - CITY CLERK

Vancouver City Savings Credit Union, in consideration of the payment of one dollar ($1) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) hereby agrees and consents to the registration of the Covenant herein granted under Section 219 of the Land Title Act, running with the Lands and against the Lands in priority to Vancouver City Savings Credit Union's mortgage and assignment of rents registered against the Lands under numbers BN319723 and BN319724.

VANCOUVER CITY SAVINGS CREDIT UNION
by its authorized signatories:

KAREN L. HOWATSON
Security and Loans
Administration Manager
Business Services Department

Felicity A. Clark
Risk Manager
Business Services Department

"END OF DOCUMENT"

LTSA

Land Title Act

Release

General Instrument – Part 1

1. Application

Andrea Shaw, TERRA LAW CORPORATION
2800 - 650 West Georgia Street
Vancouver BC V6B 4N7
604-628-8975

File no. 505782

2. Description of Land

PID/Plan Number	Legal Description
032-498-241	**LOT A DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP142357**

3. Nature of Interest Being Released

Number	Type	Additional Information
BP84434	**COVENANT**	

4. There is no Part 2

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. Transferor(s)

CITY OF PORT MOODY

6. Transferee(s)

REGISTERED OWNER

7. Execution(s)

This instrument releases or discharges the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
_____	YYYY-MM-DD	**CITY OF PORT MOODY** By their Authorized Signatory _____ **Name:** _____ **Name:**

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996, c 250, that you certify this document under section 168.41 (4) of the Act, and that an execution copy, or a true copy of that execution copy, is in your possession.

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Memorandum

Date: April 14, 2026
Submitted by: Executive Assistant to Mayor and Council
Subject: Union of BC Municipalities Membership Renewal 2026

The City of Port Moody is currently a member of the Union of BC Municipalities (UBCM), which represents and serves all local governments in BC by advocating for common interests. An invoice for 2026 Membership (**Attachment 1**) is included with this memo for consideration. The 2026 annual UBCM dues for the City of Port Moody are calculated based on population that was reported as 38,285, therefore the dues are $16,269.38 for 2026. These membership dues are budgeted for each year. For reference, the City of Port Moody paid $15,999.33 for the annual membership in 2025.

It is recommended that Council renew the City of Port Moody's membership in the UBCM with the following resolution:

> **THAT the City of Port Moody renew its membership in the Union of BC Municipalities (UBCM) and remit the 2026 annual UBCM dues of $16,269.38 as recommended in the memo dated April 14, 2026, from the Executive Assistant to Mayor and Council regarding Union of BC Municipalities Membership Renewal 2026.**

Attachment

1. UBCM 2026 Membership Dues Invoice.

Report Approval Details

Document Title:	Union of BC Municipalities Membership Renewal 2026.docx
Attachments:	- Attachment 1 - UBCM 2026 Membership Dues.pdf
Final Approval Date:	Mar 10, 2026

This report and all of its attachments were approved and signed as outlined below:

Paul Rockwood, General Manager of Finance and Technology - Mar 7, 2026

Anna Mathewson, City Manager - Mar 9, 2026

Attachment 1

UNION OF B.C. MUNICIPALITIES
Suite 60 – 10551 Shellbridge Way
Richmond, British Columbia
Canada, V6X 2W9

Phone: (604) 270-8226 E-mail: ubcm@ubcm.ca

INVOICE

Invoice Date: Feb 23, 2026

TO: City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Invoice No: D-6231
Due: Upon Receipt
Reference: 2026 UBCM Annual Dues

DESCRIPTION		AMOUNT
Population:	**38,285**	
Your UBCM dues have been calculated using population estimates (Dec 2025 release) provided by BC STATS, the central statistical agency of the Province of British Columbia.		
Annual Dues:		
First 5,000 population	at 0.7789	$3,894.50
Next 10,000	at 0.5657	$5,657.00
Next 15,000	at 0.3560	$5,340.00
Balance	at 0.0728	$603.15
Subtotal:		$15,494.65
5% GST: (10815 0541)		$774.73
Total:		**$16,269.38**

UBCM **UNION OF B.C. MUNICIPALITIES**
Suite 60 – 10551 Shellbridge Way, Richmond, B.C. V6X 2W9

REMITTANCE PORTION

City of Port Moody

2026 Annual UBCM Dues

Date: Feb 23, 2026

Invoice # D-6231

TOTAL DUE: **$16,269.38**

AMOUNT ENCLOSED:

Please return this portion of invoice with payment. Please do not combine payment of this invoice with any other billing you may receive from UBCM. Thank you.

City of Port Moody
Report/Recommendation to Council

Date: April 14, 2026
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem)

Purpose

To present a rezoning bylaw to Council for consideration of first, second, and third readings. The purpose of this bylaw is to facilitate the development of a high-density mixed-use development in the Moody Centre Transit Oriented Development (TOD) area.

Recommended Resolution(s)

THAT first reading of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be rescinded and the draft bylaw abandoned;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99) be read a first, second, and third time as recommended in the report dated April 14, 2026, from the Community Development Department – Development Planning Division regarding Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem);

AND THAT Council endorse the draft term sheet, included as Attachment 9, which will form the basis for a development agreement setting out the applicant's obligations as part of the redevelopment of the subject lands, including the details of public amenity contributions and timing.

Executive Summary

This report addresses the development application by Anthem Properties (Anthem) for 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street – the subject property. The proposed mixed-use development consists of a purpose-built rental project including one 26-storey tower, one six-storey low-rise building, and a two-storey commercial podium. The proposal also includes a publicly accessible landscaped open space / pedestrian connection between St. Johns Street and Spring Street.

The residential portion of the development consists of 321 units, which vary in unit types from studio to three-bedroom units and unit sizes ranging from 36m^2 (383ft^2) to 90m^2 (964ft^2). The unit mix meets the City's Family Friendly Units policy and provides 35% of units as family-friendly units (two- and three-bedroom units). The proposal also includes indoor and outdoor amenities, which provide an on-site gym, social lounge, outdoor dining area, community gardens, and dog run.

The non-residential component of the development allows for 2,960m^2 (31,861ft^2) of commercial floor space, which includes retail and office space. The two-storey podium along Spring Street features retail units at grade and office space above, and the six-storey low-rise building along St. Johns Street includes retail units at grade and rental residential above.

The applicant's obligations and amenity contributions are outlined in the draft term sheet and consist of the following key components:

- density bonus payment of $4,800,000;
- Community Amenity Contribution (CAC) of $653,262;
- public art with a budget of $672,000;
- construction of a landscaped open space / pedestrian connection from St. Johns Street to Spring Street, with a statutory right-of-way in favour of the City for public access;
- land dedications and/or frontage upgrades along St. Johns Street, Spring Street, and Williams Street;
- upgrades to City owned utilities;
- Housing Agreement Bylaw securing the rental tenure for the life of the building; and
- commitment to future City-owned Neighbourhood Energy Utility (NEU) system should one be implemented.

The proposed development is compliant with the City's Official Community Plan (OCP), which designates the subject property as Mixed Use – Moody Centre, and allows for mixed use development up to 26 storeys in height. As the proposal is OCP compliant, and the residential component of the development accounts for at least half of the gross floor area, section 464(3) of the *Local Government Act* prohibits the City from holding a Public Hearing for this project.

Background

The City received a rezoning application from Anthem on January 3, 2025, to facilitate a high-density mixed use development on the property located at 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street, within the Moody Centre Transit-Oriented Development (TOD) area. An Application Fact Sheet is provided as **Attachment 1.**

The application was presented to the Land Use Committee (LUC) on March 3, 2025 and the City Initiatives and Planning Committee (CIPC) on March 18, 2025, who were generally supportive of the project subject to the applicant addressing committee and Council comments.

On January 27, 2026, the application was presented to Council for consideration of three readings of the proposed Bylaw. Council granted the bylaw first reading through the following resolution:

> *RC26/028*
> THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be read a first time;
>
> AND THAT staff and the applicant be asked to consider the following items:
> - 50% of three-bedroom units be required to meet the BC Housing minimums;
> - Change colour palette to climate resilient colours; and
> - Explore a reduction in podium height.

A copy of the January 27, 2026, staff report, which includes the previous LUC and CIPC resolutions and additional project details is included as **Attachment 2**.

To address the Council resolution, the applicant made several changes – some of which had impacts on the form and density of the project. As this project is prohibited from holding a Public Hearing, changes to the bylaw which are made after first reading, as well as changes that impact the form and density of the project, require the previously read bylaw to be rescinded.

As part of this report, it is recommended that Bylaw No. 3525 (**Attachment 3**), which received first reading on January 27, 2026, be rescinded and abandoned.

Bylaw No. 3538 (**Attachment 4**) incorporates changes in response to Council Resolution *RC26/028* and is being recommended for three readings.

Discussion

Property Description

The subject property is located at the northwest corner of St. Johns Street and Williams Street (**Attachment 5**) and consists of one lot which is approximately 4,046m^2 (1 acre) in size. The lot has frontages and existing vehicular driveway accesses along St. Johns Street, Spring Street, and Williams Street. The subject property is currently developed with a building, originally constructed in 1973, which varies from one to two storeys and contains a range of commercial and light industrial uses.

Official Community Plan (OCP)

The subject property is designated Moody Centre TOD in the City's OCP. This designation envisions higher-density mixed-use development up to 26 storeys in height. In addition, the OCP provides policy direction which can be used to evaluate an applicant's proposal for conformity and compliance with the OCP.

The following policies were considered when evaluating this proposal:

Chapter 17: Neighbourhood Plan Areas, Section 15.5.6 Moody Centre Station Transit-Oriented Development

- providing mid-block pedestrian/cyclist links along longer blocks to break down the scale of the block and create additional links to provide access from existing streets to existing and planned amenities;
- encouraging a range of housing options – housing that is accessible, affordable, and suitable for all income levels, seniors, families, and those with mobility challenges;
- encouraging upper floors to be set back from St. Johns Street;
- providing weather protection and pedestrian scaled amenities to facilitate walking;
- providing at-grade shops and services creating active edges; and,
- Tower floor plates in the range of 700m^2 are encouraged

The applicant's proposal includes a mid-block pedestrian and cyclist connection through the creation of the pedestrian plaza and incorporates a range of housing options from studio to three-bedroom units, all of which are market rentals suitable for a range of incomes.

The six-storey low-rise building fronting St. Johns Street incorporates at grade retail to activate the streetscape and provide weather protection and pedestrian scaled amenities to encourage walking. The applicant has revised the design of the low-rise building to incorporate a lighter colour brick and step back at the sixth storey.

Lastly, the applicants tower floor plate has increased slightly from 700m^2 to 707m^2 to accommodate larger three-bedroom units. The modest increase is still considered to be 'in the range of 700m^2 as encouraged by the City's OCP.

Based on the above, the proposal for a 26-storey mixed-use building and six-storey low-rise is considered to be compliant with the City's current OCP.

Response to Council Resolution *RC026/028*

As noted above, the applicant's initial proposal was presented to Council on January 27, 2026, for consideration of three readings. Prior to second and third readings, Council directed staff and the applicant to consider the following items:

- 50% of three-bedroom units be required to meet the BC Housing minimums;
- change colour palette to climate resilient colours; and
- explore a reduction in podium height".

In response to the Council resolution, the applicant has made the following changes to their application:

1. 50% of three-bedroom units be required to meet the BC Housing minimums
   a. The applicant has revised their plans to have all 33 three-bedroom units sized at a minimum 925ft^2 in accordance with the BC Housing Design Guidelines and

Construction Standards. To achieve this, the applicant has expanded the tower footprint by:

- increasing the tower floor plate from 700m^2 to 707m^2 which increases each floor by approximately 90ft^2;
- reducing the setback to Williams Street from 5.1m to 3.7m; and
- encroaching 0.3m into the pedestrian pathway / landscaped open space.

The updated design now includes the following unit sizes for the range of units being provided:

Unit Type	Unit Size Range (ft^2)	BC Housing Recommended Minimum (ft^2)	Number of units meeting BC Housing minimum
Studio	383 – 411	350	100%
One-Bedroom	473 – 641	525	96%
Two-Bedroom	754 – 806	725	100%
Three-Bedroom	925 – 964	925	100%

2. Change colour palette to climate resilient colours.
   a. The applicant has updated the colour palette of the six-storey low rise from predominantly charcoal to include white / light grey brick as well as white metal cladding.

3. Explore a reduction in podium height.
   a. To ensure the project remains economically viable, reducing the low-rise building height was not feasible. The applicant has instead stepped back the sixth storey of the building to reduce the visual bulk of the building.

A letter provided by the applicant as well as revised architectural and landscape drawings are enclosed as follows:

- **Attachment 6** – Applicant Letter;
- **Attachment 7** – Revised Architectural Drawings; and
- **Attachment 8** – Revised Landscape Drawings.

<u>Rescinding of Bylaw No. 3525</u>
As noted in the staff resolution and background section, previously read Bylaw No. 3525 is recommended to be rescinded and abandoned prior to Bylaw No. 3538 being considered. As part of addressing Council comments provided to the applicant on January 27, 2026, changes have been made which have a material impact on the bylaw. The key changes to the bylaw are summarized in the section below.

Under the *Local Government Act* when a Public Hearing is prohibited, the notice requirements which are typically required for a Public Hearing are to be provided prior to consideration of first

reading of the bylaw. Based on this, legal advice provided to the City was that changes to the bylaw which impact the form and density are significant enough that the previously read bylaw should be rescinded and abandoned and a new bylaw presented to Council for three readings.

Bylaw changes

As noted earlier, in order to increase the size of three-bedroom units and step back the sixth storey while retaining the same number of units, the applicant was required to increase the building envelope. Despite the increase in the building envelope and floor space, the maximum residential floor space in the bylaw is decreasing.

The reason for the decrease is that the previous bylaw was based on gross floor area and did not include the exclusion for the green energy system (heat recovery ventilator 'HRV') being implemented. Secondly, although the building envelope increased, the sixth storey floor space was reduced due the step back which offset some of the increases to the tower floor plate.

Overall, the revised submission has added approximately 1,800ft^2 of usable residential floor space. In addition to the above noted change, the other notable change is increasing the tower floor plate from 700m^2 to 707m^2.

Draft Term Sheet

The enclosed draft term sheet (**Attachment 9**) titled "Anthem Properties Port Moody TOD Term Sheet (Draft)" will be used as the basis for preparation of the development agreement setting out Anthem's obligations as part of the redevelopment of the subject lands.

Key considerations of the term sheet include:

- financial contributions, including a Density bonus payment of $4,800,000 and Community amenity contribution (CAC) of $653,262.00;
- creating a public art plan with a budget of $672,000;
- designing, constructing, and maintaining a landscaped open space / pedestrian connection from St. Johns Street to Spring Street. An SRW in favour of the City for public access will be granted;
- land dedications and SRWs along St. Johns Street, Spring Street, and Williams Street;
- frontage improvements along Spring Street in accordance with the Spring Street Streetscape Design Guidelines;
- frontage improvements along St. Johns Street and Williams Street;
- upgrades to City owned utilities;
- Housing Agreement Bylaw securing the rental tenure for the life of the building; and
- commitment to connect to a future City owned Neighbourhood Energy Utility (NEU) system should one be implemented.

Project Analysis

As noted earlier, the previous staff report is included as **Attachment 2**. The report contains an analysis of the following considerations, which remain unchanged as part of this resubmission:

- Moody Centre TOD Guidance Framework:
    - Employment Space;
    - Childcare; and
    - Parks and Open Space;
- Private Common Amenity space;
- Art in Public Spaces Policy;
- Urban Forest Management Strategy;
- Building Energy and Efficiency; and
- Sustainability Report Card.

Conclusion

The applicant's proposal is for a 26-storey purpose built rental tower, a two-storey commercial podium, and a six-storey mixed-use low-rise building together totalling 321 market rental units, and 2,960m^2 (31,861ft^2) of commercial floorspace. The commercial uses at grade enhance the streetscape by providing a range of amenities for pedestrians while also incorporating weather protection elements. The two-storey podium along Spring Street also includes office uses on the second storey to meet the desired employment targets.

The residential component of the development is comprised entirely of rental units and meets the City's Family-Friendly Units Policy with respect to the number of two- and three-bedroom units provided. In addition, the applicant is proposing 50% of the units to be adaptable, which exceeds the City's Zoning Bylaw and *BC Building Code* of 20%. The design of the tower, with a floor plate in the range of 700m^2 and a height of 26 storeys is consistent with the policies outlined in the City's OCP.

Overall, the proposed development complies with the Moody Centre TOD land use designation as envisioned in the City's OCP and no amendment to the OCP is required.

Other Option(s)

1. THAT Bylaw No. 3538 be read a first time, and the applicant and staff advised to consider the following items prior to bringing the bylaw back to Council for second and third readings:

    >insert items<

2. THAT Bylaw No. 3538 not be given any readings and the applicant and staff be advised to consider the following items prior to bringing the bylaw back to Council for reconsideration:

    >insert items<

Financial Implications

Based on the current plans, the following financial contributions are to be paid to the City as part of this development. DCC amounts are subject to changes as final plans are refined through the approvals process.

Contribution	Amount	Time payable
Density Bonus Payment	$4,800,000.00	At Building Permit
Community Amenity Contribution	$653,262.00	At Building Permit
Approximate Development Cost Charges (Municipal)	$3,278,165.20	25% Payable at Building Permit, 75% payable at Occupancy permit or 4 years.
TOTAL	**$8,731,427.20**	

Communications and Public Engagement Initiatives

The project has been posted on the City's online engagement hub – Engage Port Moody since February 1, 2025. A total of 12 responses were received at the time of writing this report. Of the 12 responses, six responses indicated support for the project, four responses were in opposition to the project, and two responses had mixed feelings towards the project. The positive aspects of the project identified were tower heights and setbacks, provision of a public pathway, retail uses at grade, proximity to the SkyTrain station, and increase in commercial activity in Moody Centre.

The negative aspects identified were density and amount of a public park space, the scale of the development, the amount of infrastructure to support growth of Moody Centre and increase in traffic along St. Johns Street. A copy of the Engage Port Moody Summary Report is included in **Attachment 10**.

A Public Hearing for this proposal is prohibited in accordance with section 464(3) of the *Local Government Act*. In accordance with this section, a local government must not hold a public hearing on a proposed zoning bylaw if: an OCP is in effect for the area; the proposed bylaw is consistent with the OCP; the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development; and the residential component of the development accounts for at least half of the gross floor area proposed in the development. In accordance with provincial legislation, notification was given to inform the public of the first reading date of consideration for Bylaw No. 3538.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.3 – Resilient Natural Environment: Enhance and expand parkland and open space;
- Strategic Goal 3.1 – Healthy Community Development: Create complete and connected communities through balanced growth;

- Strategic Goal 3.3 – Healthy Community Development: Enhance community wellbeing; and
- Strategic Goal 4.1 – Healthy Community Development: Improve the local business climate.

Attachment(s)

1. Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
2. Report considered at the January 27, 2026, Regular Council meeting.
3. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) – **Proposed to be rescinded**.
4. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99).
5. Location Map.
6. Applicant Letter.
7. Architectural Drawings.
8. Landscape Drawings.
9. Draft Term Sheet.
10. Engage Port Moody Summary.

Report Author

Dejan Teodorovic, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem).docx
Attachments:	- Attachment 1 - Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 2 - Report considered at the Jan 27, 2026, RC meeting - Anthem Bylaw No. 3525.pdf - Attachment 3 - Draft Bylaw No. 3525 (Anthem - Moody Centre) (CD99) - Proposed to be rescinded.pdf - Attachment 4 - Draft Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99).pdf - Attachment 5 - Location Map - (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 6 - Applicant Letter (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 7 - Architectural Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 8 - Landscape Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 9 - Draft Term Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 10 - Engage Port Moody Summary (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf
Final Approval Date:	Apr 7, 2026

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 2, 2026

Paul Rockwood, General Manager of Finance and Technology - Apr 7, 2026

Anna Mathewson, City Manager - Apr 7, 2026

<table>
<tr><th>Development Component</th><th>Metric</th><th>Comments / Assessment</th></tr>
<tr><td>Housing

Commercial</td><td><table><tr><th>Unit Type</th><th>Market Rental</th></tr><tr><td>Studio</td><td>45 (15%)</td></tr><tr><td>1-Bed
1-Bed + den</td><td>163 (50%)</td></tr><tr><td>2-Bed</td><td>80 (25%)</td></tr><tr><td>3-Bed</td><td>33 (10%)</td></tr><tr><td>TOTAL</td><td>321</td></tr></table>
2,960 m^2 (31,861 ft^2)</td><td>321 market rental units total.

Inclusionary Zoning Policy does not apply as the project is 100% rental.</td></tr>
<tr><td>Projected Population</td><td>Studio – 1.4 persons/unit

1-Bed – 1.4 persons/unit

2-Bed – 2.0 persons/unit

3-Bed – 2.7 persons/unit</td><td>45 units = 63

163 units = 228

80 units = 160

24 units = 89

Total est. population = 540</td></tr>
<tr><td>Estimated Jobs

Jobs to Pop. Ratio Goal: 0.42</td><td>Number of commercial jobs by type: 300 ft^2 (27.9 m^2)

Home based jobs -0.069 jobs per person</td><td>2,960 m^2 = 106 commercial jobs

540 = 37 home based jobs estimate

Total Est. Employment – 143 jobs
Ratio = 0.26</td></tr>
<tr><td>Transportation</td><td>TOA – Within 200m of rapid transit</td><td>Yes</td></tr>
<tr><td>Est. Financial Contributions

1. Community Amenity Contributions</td><td>1. $653,262</td><td></td></tr>
</table>

2. Development Cost Charges **3. Density Bonus**	2. $3,278,165.20 3. $4,800,000 TOTAL: $8,750,165.20	

City of Port Moody
Report/Recommendation to Council

Date: January 27, 2026
Submitted by: Community Development Department – Development Planning Division
Subject: Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street (Anthem Properties)

Purpose
To present a rezoning bylaw to Council for consideration of first, second, and third readings. The purpose of this bylaw is to facilitate the development of a high-density mixed-use development in the Moody Centre Transit Oriented Development (TOD) area.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be read a first, second, and third time as recommended in the report dated January 27, 2026, from the Community Development Department – Development Planning Division regarding Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street (Anthem Properties);

AND THAT Council endorse the draft term sheet enclosed, which will form the basis for a development agreement setting out the applicant's obligations as part of the redevelopment of the subject lands, including the details of public amenity contributions and timing.

Executive Summary
This report addresses the development application by Anthem Properties (Anthem) for 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street – the subject property. The proposed mixed-use development consists of a purpose-built rental project including one 26-storey tower, one six-storey low-rise building, and a two-storey commercial podium. The proposal also includes a publicly accessible landscaped open space / pedestrian connection between St. Johns Street and Spring Street.

The residential portion of the development consists of 321 units, which vary in unit types from studio to three-bedroom units and unit sizes ranging from 35m^2 (380ft^2) to 97m^2 (1,044ft^2). The unit mix meets the City's Family Friendly Units policy and provides 35% of units as family-friendly units (two- and three-bedroom units). The proposal also includes indoor and outdoor

amenities, which provide an on-site gym, social lounge, outdoor dining area, community gardens, and dog run.

The non-residential component of the development includes 2,970m^2 (32,969ft^2) of commercial floor space, which includes retail and office space. The two-storey podium along Spring Street features retail units at grade and office space above, and the six-storey low-rise building along St. Johns Street includes retail units at grade and rental residential above.

The applicant's obligations and amenity contributions are outlined in the draft term sheet and consist of the following key components:

- density bonus payment of $4,800,000;
- Community Amenity Contribution (CAC) of $653,262.00;
- public art with a budget of $672,000;
- construction of a landscaped open space / pedestrian connection from St. Johns Street to Spring Street, and a statutory right-of-way in favour of the City for public access;
- land dedications and/or frontage upgrades along St. Johns Street, Spring Street, and Williams Street;
- upgrades to City owned utilities;
- Housing Agreement Bylaw securing the rental tenure for the life of the building; and
- commitment to future City-owned Neighbourhood Energy Utility (NEU) system should one be implemented.

The proposed development is compliant with the City's Official Community Plan (OCP), which designates the subject property as Mixed Use – Moody Centre, and allows for mixed use development up to 26 storeys in height. As the proposal is OCP compliant, and the residential component of the development accounts for at least half of the gross floor area, section 464(3) of the *Local Government Act* prohibits the City from holding a Public Hearing for this project.

Background

The City received a rezoning application from Anthem on January 3, 2025, within the Moody Centre Transit-Oriented Development (TOD) area to facilitate a high-density mixed use development. An Application Fact Sheet is provided as **Attachment 1**.

On March 3, 2025, the project was presented to the Land Use Committee, which passed the following resolution:

> *LUC25/003*
> THAT the proposed project be endorsed subject to the applicant addressing the following specific items:
> - Delivering curb-side management for short term parking opportunities and commercial loading and waste collection;
> - Consider increasing the number of family-friendly units;
> - Presentation of job numbers to exclude home based businesses; and
> - Consider dedicated residential visitor parking instead of shared parking with commercial spaces.

The application was also presented at the City Initiatives and Planning Committee (CIPC) for early Council input on March 18, 2025. At the CIPC meeting, Council provided the following items for consideration by Anthem and staff:

- that the applicant increase the amount of employment floor space to meet the targets set out in the TOD Guidance framework;
- that the applicant provide childcare spaces in accordance with the Moody Centre TOD Guidance framework;
- more refined and inspiring architecture:
    - improved podiums at grade to enhance pedestrian experience along St. Johns and Spring Streets;
    - colour palette consists of grey and charcoal which are not effective to mitigate urban heat island effect;
    - consider adding colour or articulation along eastern façade of podium;
    - consider stepping back the podium along St. Johns Street to reduce bulkiness;
    - additional setbacks along Spring Street to accommodate wider sidewalks may be required;
- additional car share spaces;
- commitment to artwork;
- a desire to provide below-market and/or affordable units as part of this development;
- consider various age groups when designing pedestrian plaza, i.e. programming should also consider senior population in addition to children;
- unit sizes should be updated to reflect minimum sizes as outlined in the BC Housing Design Guidelines and Construction Standards;
- potential conflicts between pedestrians and vehicles (both residential and commercial loading / garbage pick-up) due to configuration of parkade ramp and pedestrian plaza;
- consideration for dedicated commercial parking; and
- with a FAR of 6.2 the project is not delivering a significant amount of amenities compared to other TOD projects.

A table which indicates how each the comments have been addressed / responded to by the applicant is included in the Discussion portion of this report.

Discussion

Property Description

The subject property is located at the northwest corner of St. Johns Street and Williams Street (**Attachment 2**) and consists of one lot which is approximately 4,046m^2 (1 acre) in size. The lot has frontages and existing vehicular driveway accesses along St. Johns Street, Spring Street, and Williams Street. The subject property slopes downwards from the southwest to northeast with a grade difference of approximately 6m (19.7ft). The subject property is currently developed with a building, originally constructed in 1973, which varies from one to two storeys and contains a range of commercial and light industrial uses.

Official Community Plan (OCP)

The subject property is designated Moody Centre TOD in the City's OCP (**Attachment 3**). This designation envisions higher-density mixed-use development up to 26 storeys in height.

The subject property is also within two Development Permit Areas (DPAs):

- DPA2 – Moody Centre Form and Character; and
- DPA5 – Hazardous Lands due to potential for Soil Liquefaction.

The City's OCP includes Neighbourhood Plan Areas, and section 15.5.6 Moody Centre Station Transit-Oriented Development provides the following vision for the Moody Centre TOD area:

- providing mid-block pedestrian/cyclist links along longer blocks to break down the scale of the block and create additional links to provide access from existing streets to existing and planned amenities;
- encouraging a range of housing options – housing that is accessible, affordable, and suitable for all income levels, seniors, families, and those with mobility challenges;
- encouraging upper floors to be set back from St. Johns Street;
- providing weather protection and pedestrian scaled amenities to facilitate walking; and
- providing at-grade shops and services creating active edges.

Moody Centre Transit-Oriented Development Area Guidance Framework Policy

The property falls within the Moody Centre TOD Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Policy (Moody Centre TOD Guidance Framework), which was approved by Council on December 5, 2023. This document provides guidance on several topics such as (but not limited to) land uses, building heights and forms, urban design, view corridors, housing types, parks and open space, and employment creation, and is intended to work in coordination with policy directions set out in the OCP.

Zoning

The subject property is zoned 'C3' General Commercial (**Attachment 4**).

Neighbourhood Context

The following land uses are adjacent to the subject property:

- **North**: CP Railway, Moody Centre SkyTrain Station and associated parking. A future transit plaza and PCI's mixed-use development are proposed northeast of the subject property.
- **South:** Small-scale commercial centre and a mix of low-density single-family and ground-oriented multi-family residential uses.
- **East:** Commercial and light industrial uses including, automotive maintenance shops, a bicycle shop, and brewery.
- **West:** Commercial and light industrial uses including automotive uses, a bicycle shop, and restaurants west of Grant Street.

Proposal

The applicant is proposing to redevelop the subject property to facilitate a mixed-use development consisting of one 26-storey tower adjoined to a six-storey low-rise building along St. Johns Street and a two-storey podium along Spring Street. The residential component for

the project consists of 321 market rental units, which includes a range of studio to three-bedroom units.

The proposal includes a mix of retail and office uses is provided in the two-storey podium building, as well as the retail on the ground floor along St. Johns Street. The application also includes a modest sized open space / pedestrian connection which links St. Johns Street to Spring Street mid-block. Key elements of the proposed development are noted below:

- 23,000m^2 (247,570ft^2) of residential floor space;
- 2,970m^2 (31,969ft^2) of commercial and office floor space;
- 520m^2 (5,597ft^2) landscaped open space / pedestrian connection;
- 370m^2 (3,983ft^2) of indoor amenity space;
- 1,265m^2 (13,616ft^2) of outdoor amenity space;
- 213 vehicular parking spaces; and
- 523 bicycle parking spaces.

The common amenities include an on-site gym, social lounge, outdoor dining area, community gardens, and a dog run. The landscaped open space will be publicly accessible and include a children's play area and create an opportunity for an artistic mural. The project has also committed to providing public art in value of $672,000. A detailed public art plan will be submitted as part of future Development Permit application. The applicant will also be making financial contributions to City through Community Amenity Contributions (CACs), Density Bonus, and Development Cost Charges (DCCs) as outlined in the Financial Implications section of the report.

The following key submission documents are enclosed:

Attachment 5: Rezoning and DP Application Booklet;
Attachment 6: Architectural Drawings; and
Attachment 7: Landscape Drawings.

Additionally, more technical documents submitted by Anthem can be found at the following link:

2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street – rezoning and development permit | Engage Port Moody

Residential Unit Mix

The proposed residential unit mix (rounded percentages) is as follows:

Unit Type	Unit Sizes (ft^2)	Required Under Family Friendly Policy	Proposed			Policy Compliance
Studio	380-491	65% maximum (30% being studios)	45	14%	65%	Yes
1-Bedroom	504-572		163	51%		
2-Bedroom	621-806	25% minimum	80	25%		Yes
3-Bedroom	877-1,044	10% minimum	33	10%		Yes
Total			**321**	**100%**		

The proposed unit mix meets the City's Family Friendly Units policy which requires that a minimum of 35% of units be family friendly, which includes two- and three-bedroom units.

Employment Floorspace

Anthem's development site comprises approximately 6.3% of the Moody Centre TOD area. Under the Moody Centre TOD Guidance Framework, the site should therefore provide 176 (6.3%) of the targeted 2,800 jobs in the TOD area.

The applicant estimates that this development will generate approximately 175 jobs, which includes 63 office jobs and 112 retail jobs. This projection is based on an employment ratio of one job for every 150ft^2 to 200ft^2 of gross commercial floor space. Employment spaces in mixed-use, transit-oriented areas tend to provide higher density employment uses as they attract industries which do not require significant floor space but still provide a high number of jobs.

The applicant has indicated that there is a total of 31 jobs across all existing businesses currently on-site. Based on this, the proposed development would significantly increase the number of jobs generated on-site.

Childcare

Similar to the employment floor space targets above, the Moody Centre TOD Guidance Framework includes provisions for the delivery of childcare spaces. The number of childcare spaces is based on the City's Child Care Needs Assessment which provides the following formula to estimate demand:

- an average of 0.14 children per residential unit; and
- 30 childcare spaces per 100 children aged 0-5.

Based on this, the project should be providing a minimum of 13 childcare spaces. The targets outlined in the Moody Centre TOD Guidance Framework are anticipated to be achieved at the full buildout of the TOD area. Therefore, it is anticipated that certain properties may not have any childcare spaces while other properties provide more than their share. Under the current proposal, no childcare spaces are included on the subject property.

Parks and Open Space

The Moody Centre TOD Guidance Framework has identified the desire for a landscaped open space along the western boundary of the subject property; this area is also identified as a pedestrian passageway / greenway. The proposal includes a landscaped open space along its western boundary and provides a pedestrian connection between St. Johns Street and Spring Street. The landscaped open space will remain in private ownership, but the applicant will be required to grant a statutory right-of-way (SRW) in favour of the City allowing for public access over this area. This area will also include seating areas, a children's play area, and a potential mural / wall art.

Private Common Amenity

The applicant's proposal contains approximately 374m^2 (4,020ft^2) of indoor amenity space and 1,279m^2 (13,770ft^2) of outdoor amenity space. The indoor amenities include an on-site gym, two

social lounges, and a dog wash. The outdoor amenities are located on the roof tops of the two-storey podium and 6-storey low-rise building, and include an outdoor patio and dining area, barbecue and bar area, dog-run, community gardens, and a variety of landscaping, including shade trees, buffer planting, and turf area for games.

Art in Public Spaces Policy

The City's Art in Public Spaces Policy encourages contributions towards public art for all forms of multi-family development. The policy recommends that developers contribute 0.6% of the projects construction value towards art in the City. Anthem has committed a total of $672,000 towards public art with this proposal.

This voluntary contribution is consistent with the City's Art in Public Spaces Policy. The applicant is in the process of preparing a Public Art Plan which will be submitted to staff for review.

Urban Forest Management Strategy

The City's Urban Forest Management Strategy includes canopy targets for various land use designations to ensure no net loss and small gains in the overall canopy coverage across the City. The canopy coverage target for mixed-use areas is 20% – the applicant's landscape plans indicate a canopy coverage of 31%, which exceeds the City's targets for mixed-use areas.

Energy

On September 24, 2024, Council adopted amendments to the Building Bylaw to implement a timeline and framework to reach the highest steps of both the BC Energy Step Code and the Zero Carbon Step Code ahead of the provincial timeline.

For Building Permit applications received after January 1, 2025, applicants will be required to meet Step 3 or Step 2 with LCES (EL-2) for Part 3 buildings. The applicant has submitted an Energy Report which confirms their commitment to meeting the Energy requirements of the City's Building Bylaw, which is aligned with the City's BC Energy Step Code and Zero Carbon Step Code Rezoning Applications Corporate Policy.

Consistent with other developments in the Moody Centre TOD area, the development will be required to be compatible with a City Neighbourhood Energy Utility (NEU) at opening date or at a future transition date should such a system be implemented by the City.

Vehicle Parking

The proposed off-street vehicle parking rates for the development are shown below. It should be noted that since the development application falls within the Provincially legislated Transit-Oriented Area (TOA), residential parking is not required. The City's Transit-Oriented Areas Designation Bylaw, 2024, No. 3465 reduces the City's parking requirements to align with the Provincial legislation.

Proposed Vehicular Parking		
	Required	**Proposed**
Residential – Market Rental	0	151
Residential Visitor	0	59*
Office	15	
Retail	44	
Car share	0	3
Total	59	**213**

*Applicant is proposing flex-parking which combines residential visitor, retail, and office.

The applicant has submitted a Traffic Impact Assessment (TIA) prepared by Bunt and Associates, which indicates that *"the creation of a shared parking pool for commercial patrons and residential visitors is supported based on the varying time-of-day intensity of these uses, resulting in a provision of 59 parking spaces"*. A full copy of the TIA is available on the City's Engagement Portal, which can be accessed through the documents link above.

The following transportation related elements highlight some of Anthem's proposed Transportation Demand Management (TDM) strategy as part of the project, which will be further reviewed as the application proceeds through the review process:

- 8 car-share stalls are proposed (1/40 units);
- a bicycle maintenance facility for the residents;
- pedestrian infrastructure improvements on three frontages (St. Johns Street, Williams Street, and Spring Street);
- cycling infrastructure upgrades along St. Johns Street;
- unbundled parking for residential visitor and non-residential uses; and
- real-time transit information incorporated into the residential lobby.

Bicycle Parking

Anthem is proposing to provide off-street bicycle parking as outlined in the table below. As shown below, the applicant meets the City's Zoning Bylaw for the total number of bicycle parking spaces required. The applicant also meets the residential bicycle parking spaces and exceeds short- and long-term commercial and office space, but falls just short on the amount of required residential visitor stalls, which would require a variance as part of the Development Permit.

Proposed Bicycle Parking		
	Required	**Provided**
Residential	482	482
Residential Visitors	36	29
Commercial / Office / Retail long-term	4	10
Commercial / Office / Retail short-term	6	8
Total	**528**	**529**

Draft Term Sheet

The enclosed draft term sheet (**Attachment 8**) titled "Anthem Properties Port Moody TOD Term Sheet (Draft)" will be used as the basis for preparation of the development agreement setting out Anthem's obligations as part of the redevelopment of the subject lands.

Key considerations of the term sheet include:

- financial contributions, including a Density bonus payment of $4,800,000 and Community amenity contribution (CAC) of $653,262.00;
- creating a public art plan with a budget of $672,000;
- designing, constructing, and maintaining a landscaped open space / pedestrian connection from St. Johns Street to Spring Street. An SRW in favour of the City for public access will be granted;
- land dedications and SRWs along St. Johns Street, Spring Street, and Williams Street;
- frontage improvements along Spring Street in accordance with the Spring Street Streetscape Design Guidelines;
- frontage improvements along St. Johns Street and Williams Street;
- upgrades to City owned utilities;
- Housing Agreement Bylaw securing the rental tenure for the life of the building; and
- commitment to connect to a future City owned Neighbourhood Energy Utility (NEU) system should one be implemented.

Sustainability Report Card

A completed Sustainability Report Card is included as **Attachment 9**. The completed report card has been graded and will be provided to Anthem for their consideration. The report card will be further evaluated as the project advances through to the Development Permit stage as further details and refinements to the proposal evolve. The applicant's pillar scores range from 52% to 64%, which is an improvement on the previous Sustainability Report Card presented to Council during CIPC where the range was between 38% to 62%, a summary of the scores is provided below:

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	13	18	25	58
Economic Sustainability	93	0	39	54	58
Environmental Sustainability	172	18	76	99	64
Social Sustainability	165	3	98	85	52

Implementation

The applicant is proposing to rezone the subject property from 'C3' – General Commercial, to a 'CD' – Comprehensive Development zone to implement the Moody Centre TOD land use designation. A draft of Zoning Amendment Bylaw, No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) is included as **Attachment 10**. Key considerations of the proposed CD zone and are provided below.

Key Considerations	Proposal
Land Area – m^2 (ft^2)	4,046m^2 gross site area (43,552ft^2)
Gross Floor Area – m^2 (ft^2)	25,965m^2 (279,490ft^2)
Floor Area Ratio (FAR)	6.24 (based on gross site area)
Residential Floor Area – m^2 (ft^2)	22,994m^2 (247,515ft^2)
Residential Units (tenure)	321 (market rental)
Building height (storeys)	26
Employment Floor Area – m^2 (ft^2)	2,970m^2 (31,975ft^2)
Indoor Amenity Space – m^2 (ft^2)	374m^2 (4,021ft^2)
Outdoor Amenity Space – m^2 (ft^2)	1,279 (13,770ft^2)
Below Grade Vehicle Parking	151 (Residential), 3 (car-share for residents), 59 (commercial/visitor)
Bicycle Parking – All uses combined	523

A Development Permit is also currently being reviewed and will be presented for Council's consideration if the rezoning bylaw is given adoption. As part of the Development Permit application, the applicant is proposing 50% of the units to be adaptable, which exceeds the City's Zoning Bylaw and *BC Building Code* requirement of 20%. The proposed design has undergone an architectural and landscape review to ensure its form and character is achieving the design standards expected for Moody Centre TOD and may be further refined prior to Council consideration. The design of the tower, with a floor plate of just under 700m^2 (7,534ft^2) and a height of 26 storeys is consistent with the policies outlined in the City's OCP and Moody Centre TOD Area Guidance Framework.

Applicant Response to CIPC Comments

The project was presented to Council on March 18, 2025, at the City Initiatives and Planning Committee (CIPC) for early input. Council was generally supportive of the project and provided feedback to the applicant on a range of topics. Council's comments and the applicant response to those comments are provided in the table below.

CIPC Comment	Applicant Response
• Increase the amount of employment floor space to meet the targets set out in the TOD Guidance framework.	• Previous employment forecasts were based on net areas, however revised forecasts include common areas, mezzanines, and all leasable space. Based on the revised calculation, the applicant's employment forecasts meet the targets outlined in the Moody Centre TOD Guidance Framework. This method of calculation is consistent with how staff have been interpreting employment data on other Moody Centre TOD projects. • The applicant has also provided current employment numbers, which includes 31 jobs on site. The proposed redevelopment would allow for an estimated 175 total jobs.
• More refined and inspiring architecture: ○ improved podiums at grade to enhance pedestrian experience	The following design changes have been made: • The low-rise building along St. Johns Street was intentionally broken into three distinct volumes, each defined by lighter material tones and glass

along St. Johns and Spring Streets; ○ colour palette consists of grey and charcoal which are not effective to mitigate urban heat island effect; ○ consider adding colour or articulation along eastern façade of podium; ○ consider stepping back the podium along St. Johns to reduce bulkiness; ○ additional setbacks along Spring Street to accommodate wider sidewalks may be required.	guards. This treatment reduces visual bulk and creates a cohesive and refined expression. • While the low-rise building along St. Johns Street features a charcoal tone for contrast and visual interest at the pedestrian level, the tower and much of the building are finished in white or light grey materials that help reflect heat. The north facing retail façade also uses lighter tones to enhance daylight reflectivity along the pedestrian realm. In addition, planting has been incorporated at grade and on podium roofs to further mitigate heat absorption and contribute to the urban cooking strategy. • Glazing has been added to the east stairwells and Juliette balconies incorporated into units along Williams Street to enhance street-level activation. At grade, ground level plants have been recessed and seating added to break up the wall and encourage pedestrian use. A Public Art consultant has identified the eastern façade as a strong candidate for integrated artwork, creating a visual focal point along this key pedestrian route. • The proposed streetscape along Spring Street follows the approved Spring Street Streetscape Design Guidelines, as endorsed by Council on July 15, 2025.
• Provide additional car share spaces.	• Additional car share spaces will be considered as part of finalizing the TIA and in conjunction with the development of the Parking Management Plan.
• Commitment to artwork.	• Per the Art in Public Spaces Policy, the applicant has committed to 0.6% of the construction value, $672,000 towards public art. A public art plan is being prepared by the applicant.
• Provide below-market and/or affordable units as part of this development.	• The applicant has indicated that the Inclusionary Zoning policy does not apply to rental projects and that the economics for housing projects are very challenging in the current economic climate.
• Include childcare in the project.	• As Moody Centre is intended to develop as a complete community certain community needs are addressed better through a coordinated approach rather than having each individual project provide a fragmented / smaller portion of a community need. • This project is delivering its portion of office use, where other projects may be a bit short. Other active applications have delivered significant childcare spaces.

• Consider various age groups when designing pedestrian plaza, i.e. programming should also consider senior population in addition to children.	• The pedestrian plaza is designed to welcome people of all ages and abilities. Grade changes from St. John's Street to Spring Street are addressed with ramps and handrailed stairs. • Different paving materials define programmed areas and support intuitive wayfinding. The park program emphasizes social gathering spaces, a children's play area, and a variety of seating options throughout. • Weather protection is integrated in multiple locations, ensuring the open space can be enjoyed year-round.
• Unit sizes should be updated to reflect minimum sizes as outlined in the BC Housing Design Guidelines and Construction Standards.	• 100% of the studio units meet minimum size • 90% of the one-bedroom units meet minimum size • 94% of the two-bedroom units meet minimum size • 12% of the three-bedroom units meet minimum size • In total 271 of 321 (84%) of the units meet the minimum sizes outlined in BC Housing Design Guidelines.
• Minimize potential conflicts between pedestrians and vehicles (both residential and commercial loading / garbage pick-up) due to configuration of parkade ramp and pedestrian plaza.	• Due to the project being fully surrounded on all four sides—Spring Street, Williams Street, St. Johns Street, and a pedestrian plaza—there is no viable location for a traditional 'back-of-house' service area. Service and access strategies must be integrated into the Spring Street frontage, with careful design to minimize visual and operational impact while preserving optimal retail space.
• Consider dedicated commercial parking.	• Shared parking strategy follows the Urban Land Institute (ULI) Shared Parking methodology and reflects the differing peak periods of residential, retail, and office uses. This approach allows for efficient use of space, aligns with sustainable transportation goals, and minimizes unnecessary oversupply of parking. • The applicant has indicated that they remain open to dedicating a limited portion of stalls as residential visitor or office-only, while maintaining the majority as shared to preserve the benefits of flexibility and efficiency. • Confirmation of the final parking allocation approach and Parking Management Plan can be given once the Traffic Impact Assessment is accepted, and prior to final Development Permit approval.
• With a FAR of 6.2, the project is not delivering a significant amount of amenities compared to other TOD projects.	• This project is not seeking financial offsets for in-kind amenities. Instead, it will provide the City of Port Moody with a substantial cash contribution, which the applicant believes represents a meaningful community benefit.

	• Contributions include (approximate): a) CAC payment of $653,262.00 b) City DCCs of $3,278,165.20 c) Density Bonus payment of $4,800,000

Conclusion

The applicant's proposal is for a 26-storey purpose built rental tower, two-storey commercial podium, and six-storey mixed-use low-rise building includes 321 market rental units, and 2,970m^2 (31,967ft^2) of commercial floorspace. The commercial uses at grade enhance the streetscape by providing a range of amenities for pedestrians while also incorporating weather protection elements. The two-storey podium along Spring Street also includes office uses on the second storey to meet the desired employment targets.

The residential component of the development is comprised entirely of rental units and meets the City's Family-Friendly Units Policy with respect to the number of two- and three-bedroom units provided. In addition, the applicant is proposing 50% of the units to be adaptable, which exceeds the City's Zoning Bylaw and *BC Building Code* of 20%. The design of the tower, with a floor plate of just under 700m^2 (7,534ft^2) and a height of 26 storeys is consistent with the policies outlined in the City's OCP.

Overall, the proposed development complies with the Moody Centre TOD land use designation as envisioned in the City's OCP and no amendment to the OCP is required.

Other Option(s)

1. THAT Bylaw No. 3525 be given first reading, and that the applicant and staff be advised to consider the following items prior to bringing the bylaw back to Council for second and third readings:
   >insert items<
2. THAT Bylaw No. 3525 not be given first, second, and third readings and that the applicant and staff be advised to consider the following items prior to bringing the bylaw back to Council for reconsideration:
   >insert items<

Financial Implications

Based on the current plans, the following financial contributions are to be paid to the City as part of this development. DCC amounts are subject to minor changes as final plans are refined through the approvals process

Contribution	Amount	Time payable
Density Bonus Payment	$4,800,000.00	At Building Permit
Community Amenity Contribution	$653,262.00	At Building Permit
Approximate Development Cost Charges (Municipal)	$3,278,165.20	25% Payable at Building Permit, 75% payable at Occupancy permit or 4 years.
TOTAL	**$8,731,427.20**	

Communications and Public Engagement Initiatives

The project has been posted on the City's online engagement hub – Engage Port Moody since February 1, 2025. A total of 12 responses were received at the time of writing this report. Of the 12 responses, six responses indicated support towards the project, four responses were in opposition towards the project, and two responses had mixed feelings towards the project. The positive aspects of the project identified were tower heights and setbacks, provision of a public pathway, retail uses at grade, proximity to the SkyTrain station, and increase in commercial activity in Moody Centre.

The negative aspects identified were density and amount of a public park space, the scale of the development, the amount of infrastructure to support growth of Moody Centre, and increase in traffic along St. Johns Street. A copy of the Engage Port Moody Summary Report is included in **Attachment 11**.

In accordance with the Development Approval Procedures Bylaw, a notification sign was installed at the property. Per Corporate Policy – 13-6410-01 – Public and Stakeholder Consultation for Major Development Projects or Area Plans, the applicant held an Open House on May 14, 2025, which City staff attended. In total, 22 residents attended the meeting, and a summary of engagement was prepared by the applicant's consultant and included in **Attachment 12**.

A Public Hearing for this proposal is prohibited in accordance with section 464(3) of the *Local Government Act*. In accordance with this section, a local government must not hold a public hearing on a proposed zoning bylaw if: an OCP is in effect for the area; the proposed bylaw is consistent with the OCP; the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development; and the residential component of the development accounts for at least half of the gross floor area proposed in the development.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.3 – Resilient Natural Environment: Enhance and expand parkland and open space;
- Strategic Goal 3.1 – Healthy Community Development: Create complete and connected communities through balanced growth;
- Strategic Goal 3.3 – Healthy Community Development: Enhance community wellbeing; and
- Strategic Goal 4.1 – Healthy Community Development: Improve the local business climate.

Attachment(s)

1. Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
2. Location Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
3. OCP Land Use Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
4. Zoning Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
5. Applicant Rezoning Booklet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
6. Architectural Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
7. Landscape Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
8. Draft Term Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
9. Sustainability Report Card (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
10. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99).
11. Engage Port Moody Summary (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
12. CIM Engagement Summary (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).

Report Author

Dejan Teodorovic, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns St, 85-87 Williams St, 2911-2925 Spring St (Anthem).docx
Attachments:	- Attachment 1 - Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 2 - Location Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 3 - OCP Land Use Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 4 - Zoning Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 5 - Applicant Rezoning Booklet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 6 - Architectural Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 7 - Landscape Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 8 - Draft Term Sheet (2914-2934 St. Johns Street, 85-87 Williams Street and 2911-2925 Spring Street).pdf - Attachment 9 - Sustainability Report Card (2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street).pdf - Attachment 10 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem Moody Centre) (CD99).pdf - Attachment 11 - Engage Port Moody Summary - (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 12 - CIM Engagement Summary (2914-2934 St. Johns St, 85-87 Williams St, and 2911-2925 Spring St).pdf
Final Approval Date:	Jan 20, 2026

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Jan 18, 2026

Paul Rockwood, General Manager of Finance and Technology - Jan 20, 2026

Anna Mathewson, City Manager - Jan 20, 2026

Attachment 3

City of Port Moody

Bylaw No. 3525

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of one Lot in the Moody Centre Transit-Oriented Development (TOD) Area from General Commercial (C3) to Comprehensive Development Zone 99 (CD99) to allow for the development of a high-density mixed-use 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. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99)".

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from General Commercial (C3) to Comprehensive Development Zone 99 (CD99):

PID	Legal Description
011-451-823	LOT "A" BLOCK 14 DISTRICT LOT 201 GROUP 1 NEW WESMINSTER DISTRICT PLAN 72

as shown on the location map in Schedule A attached to and forming part of this Bylaw.

2.2 Bylaw No. 2937 is further amended by adding the following section CD99 to Schedule D:

"CD99. Comprehensive Development Zone 99 (CD99)

CD99.1 Intent

The intent of this zone is to facilitate the development of a high-density mixed-use project in the Moody Centre Transit-Oriented Development area.

CD99.2 Definition

For the purposes of the CD99 Zone only, the following definition will apply:

"IN-SUITE STORAGE SPACE" means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such

To be rescinded and abandoned

as recreation equipment, tires, barbecues, suitcases, and miscellaneous household articles, but does not include Floor Area for clothes closets, linen closets, or kitchen or bathroom cupboards.

CD99.3 Uses

The following uses are permitted in the CD99 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

1) Assembly
2) Civic
3) Commercial – Artist Studio
4) Commercial – Athletic and Recreation
5) Commercial – Child Care
6) Commercial – Entertainment
7) Commercial – Licensee Retail Store
8) Commercial – Liquor Primary Establishment
9) Commercial – Office
10) Commercial – Personal Service
11) Commercial – Restaurant
12) Commercial – Retail
13) Commercial – Retail Food Service
14) Common Amenity Space
15) Community Care
16) Multi-Residential
17) Residential Sales Centre

Secondary Use:

1) Home Occupation – Type A

CD99.4 Densities

CD99.4.1 The densities permitted in the CD99 zone are as follows:

Uses	Minimum Floor Area (m^2)	Maximum Floor Area (m^2)
Multi-Residential	N/A	23,000
Commercial	2,970	N/A
Common Amenity Space (Indoor)	370	N/A
Common Amenity Space (Outdoor)	1,265	N/A

To be rescinded and abandoned

CD99.4.2 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m² space per Dwelling Unit may be excluded from the calculation provided that:

1) storage space may be located in a single room, not exceeding 2.8m² (if storage spaces exceed 2.8m², the total area will be included in the calculation of Floor Area);

2) must be full floor-to-ceiling height (minimum of 2.1m) and have a minimum clear horizontal dimension of 1.2m in all directions and a maximum horizontal dimension of 1.8m;

3) the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the Dwelling Unit; and

4) the storage space must not contain windows.

CD99.4.3 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases, and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

CD99.4.4 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

CD99.5 Residential Unit Mix

CD99.5.1 For the overall development covered by the CD99 zone, the mix of Dwelling Unit sizes shall be as follows:

1) Studio and One-Bedroom (Combined maximum): 65% with no more than 15% being studios;

2) Two-bedroom units: 25%; and

3) Three-bedroom units: 10%.

CD99.6 Building Siting

CD99.6.1 The siting of Buildings shall be in conformity with Schedule C.

CD99.7 Building Heights

CD99.7.1 Maximum buildings heights, as expressed in Storeys, shall be as indicated in Schedule C.

CD99.8 Rooftop Common Amenity Space Structures

CD99.8.1 Common Amenity Space Structures on the rooftops of Buildings shall not count as a Storey.

To be rescinded and abandoned

CD99.8.2 Common Amenity Space Structures (including both enclosed and unenclosed) on the rooftops of Building towers and all other structures, excluding architectural elements, on the rooftops of Building towers shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

CD99.8.3 Common Amenity Space Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

CD99.9 Tower Floor Areas

CD99.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium and mid-rise level, is 700m².

CD99.10 Parking, Loading and Bicycle Parking

CD99.10.1 The provision of parking, loading, and bicycle parking for Buildings in the CD99 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

Vehicle Parking

Type of Use	Vehicle Parking Required
Commercial and Visitor	59 spaces
Residential	151 spaces

Bicycle Parking

Type of Use	Bicycle Parking Required
Residential	482 spaces
Residential Visitors	26 spaces
Commercial / Office / Retail long-term	7 spaces
Commercial / Office / Retail short-term	8 spaces

CD99.11 Adaptable Units

CD99.11.1 A minimum of 50% or 160 of dwelling units shall adaptable units that are constructed to comply with the standards specified in the British Columbia Building Code.”.

To be rescinded and abandoned

3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map;
- Schedule B – Land Use Locations; and
- Schedule C – Siting and Building Heights.

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 27th day of January, 2026.

Read a second time this ____ day of _____, 2026.

Read a third time this ____ day of _____, 2026.

Adopted this ____ day of _____, 2026.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3525 of the City of Port Moody.

S. Lam
City Clerk

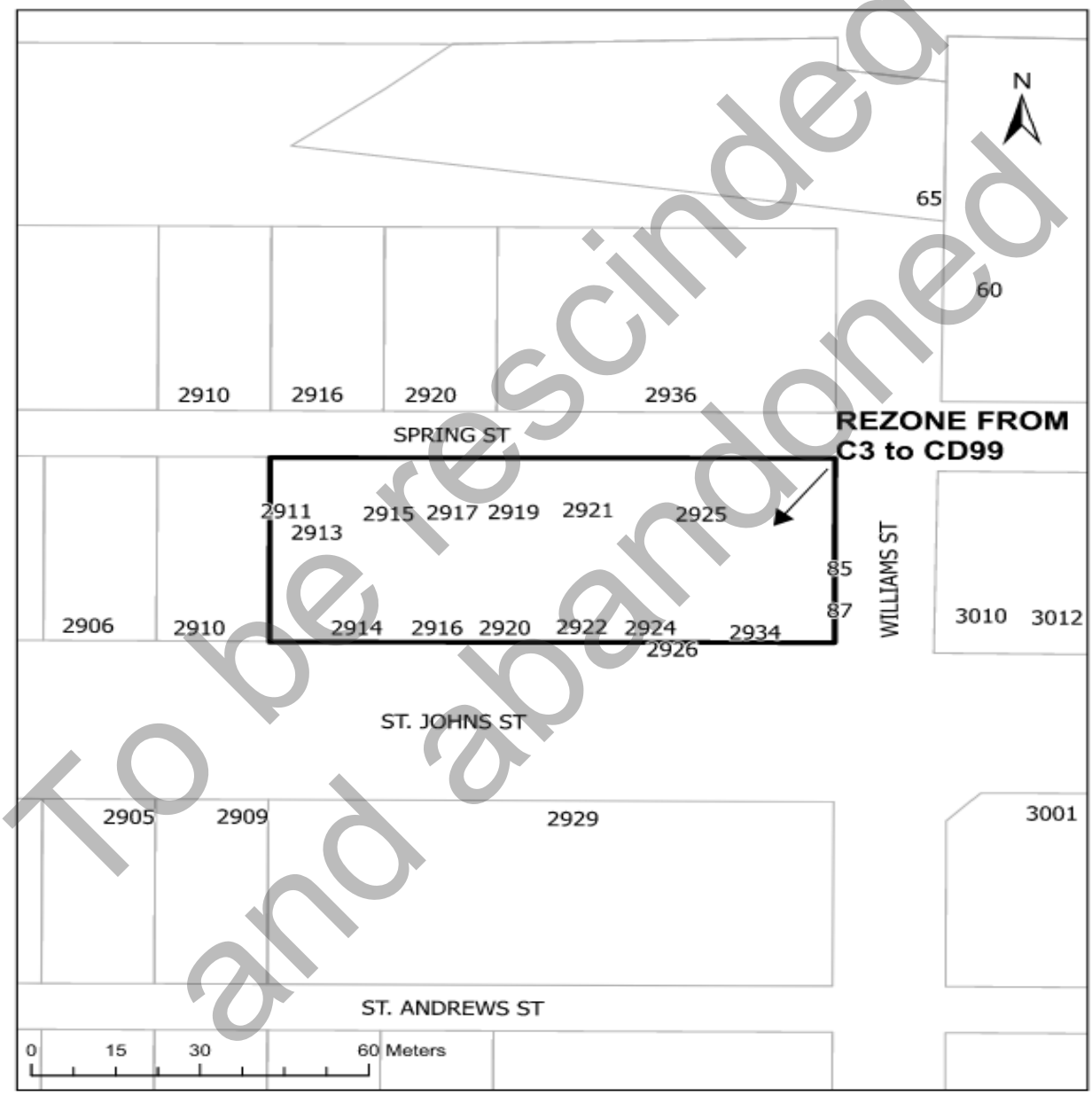
To be rescinded and abandoned

Attachment 3

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99).

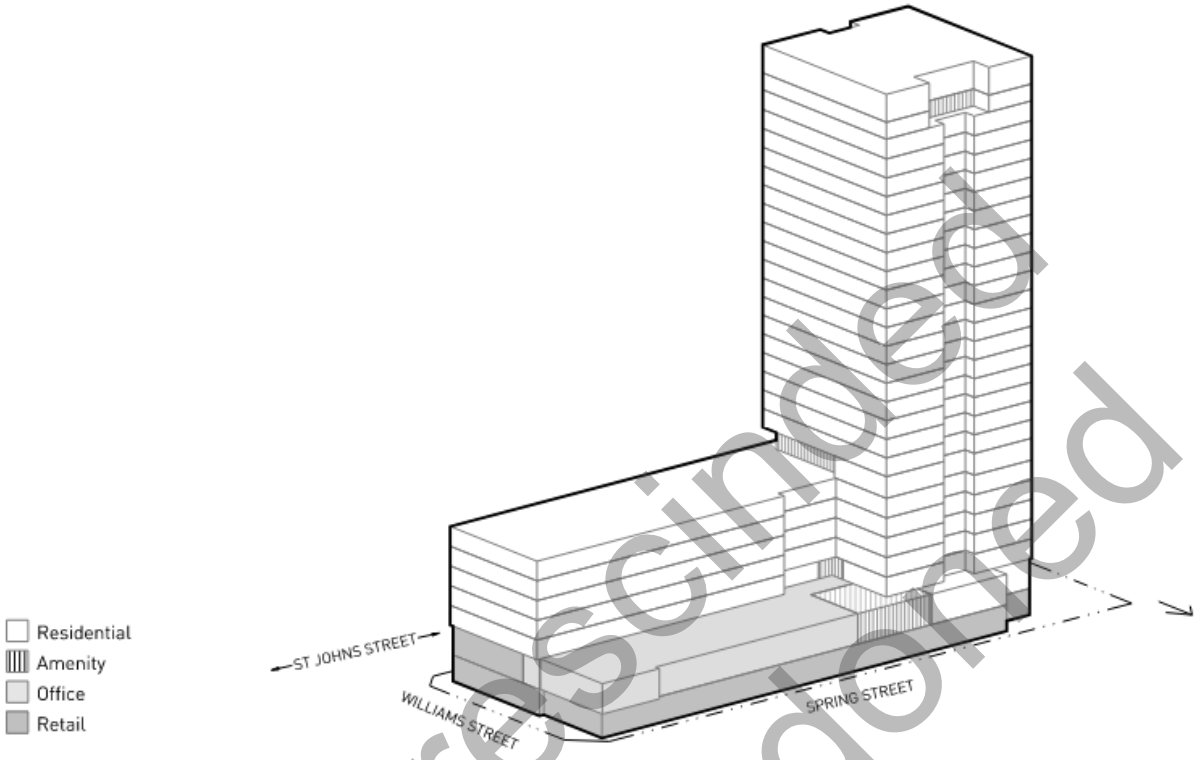
_____
Corporate Officer



To be rescinded and abandoned

Attachment 3

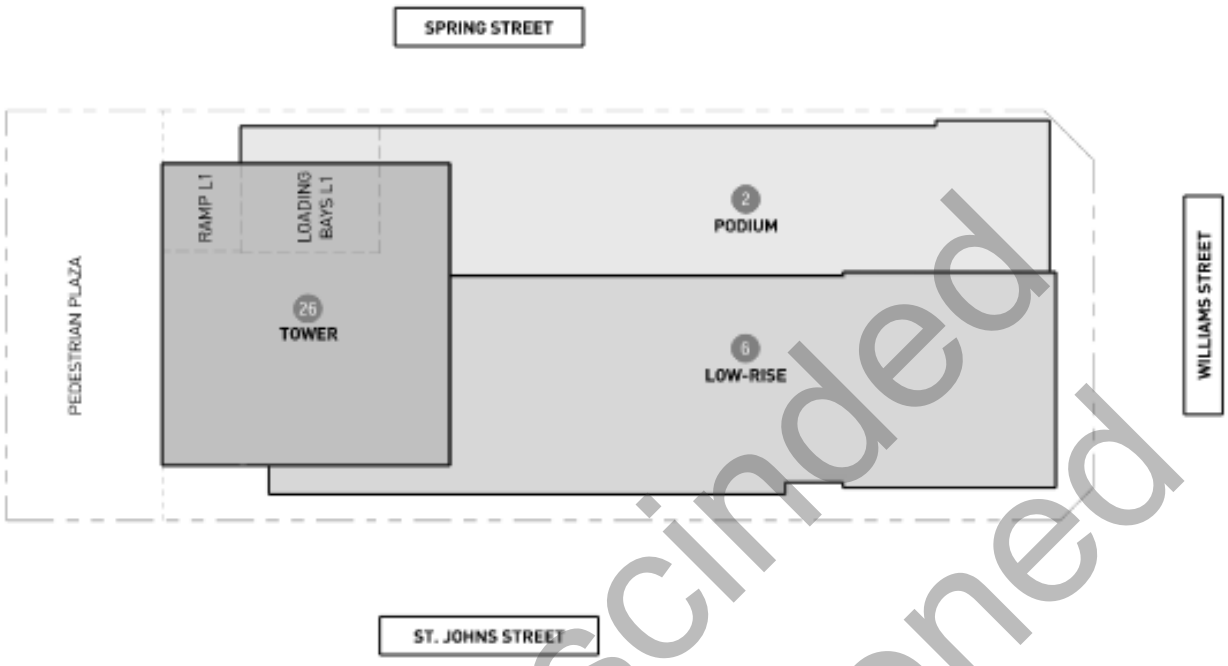
Schedule B – Land Use Locations



To be rescinded and abandoned

Attachment 3

Schedule C – Siting and Building Heights



To be rescinded and abandoned

City of Port Moody

Bylaw No. 3538

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of one Lot in the Moody Centre Transit-Oriented Development (TOD) Area from General Commercial (C3) to Comprehensive Development Zone 99 (CD99) to allow for the development of a high-density mixed-use 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. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99)".

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from General Commercial (C3) to Comprehensive Development Zone 99 (CD99):

PID	Legal Description
011-451-823	LOT "A" BLOCK 14 DISTRICT LOT 201 GROUP 1 NEW WESMINSTER DISTRICT PLAN 72

as shown on the location map in Schedule A attached to and forming part of this Bylaw.

2.2 Bylaw No. 2937 is further amended by adding the following section CD99 to Schedule D:

"CD99. Comprehensive Development Zone 99 (CD99)

CD99.1 **Intent**

The intent of this zone is to facilitate the development of a high-density mixed-use project in the Moody Centre Transit-Oriented Development area.

CD99.2 **Definition**

For the purposes of the CD99 Zone only, the following definition will apply:

"IN-SUITE STORAGE SPACE" means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such

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as recreation equipment, tires, barbecues, suitcases, and miscellaneous household articles, but does not include Floor Area for clothes closets, linen closets, or kitchen, or bathroom cupboards.

CD99.3 Uses

The following uses are permitted in the CD99 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

1) Assembly
2) Civic
3) Commercial – Artist Studio
4) Commercial – Athletic and Recreation
5) Commercial – Child Care
6) Commercial – Entertainment
7) Commercial – Licensee Retail Store
8) Commercial – Liquor Primary Establishment
9) Commercial – Office
10) Commercial – Personal Service
11) Commercial – Restaurant
12) Commercial – Retail
13) Commercial – Retail Food Service
14) Common Amenity Space
15) Community Care
16) Multi-Residential, limited to Market Rental housing
17) Residential Sales Centre

Secondary Use:

1) Home Occupation – Type A

CD99.4 Densities

CD99.4.1 The densities permitted in the CD99 zone are as follows:

Uses	Minimum Floor Area (m^2)	Maximum Floor Area (m^2)
Multi-Residential (Market Rental housing)	N/A	22,175
Commercial	2,960	N/A
Common Amenity Space (Indoor)	370	N/A

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Common Amenity Space (Outdoor)	1,265	N/A

CD99.4.2 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m² space per Dwelling Unit may be excluded from the calculation provided that:

1) storage space may be located in a single room, not exceeding 2.8m² (if storage spaces exceed 2.8m², the total area will be included in the calculation of Floor Area);

2) must be full floor-to-ceiling height (minimum of 2.1m) and have a minimum clear horizontal dimension of 1.2m in all directions and a maximum horizontal dimension of 1.8m;

3) the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the Dwelling Unit; and

4) the storage space must not contain windows.

CD99.4.3 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases, and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

CD99.4.4 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

CD99.5 Residential Unit Mix

CD99.5.1 For the overall development covered by the CD99 zone, the mix of Dwelling Unit sizes shall be as follows:

1) Studio and One-Bedroom (Combined maximum): 65% with no more than 15% being studios;

2) Two-bedroom units: 25%; and

3) Three-bedroom units: 10%.

CD99.6 Building Siting

CD99.6.1 The siting of Buildings shall be in conformity with Schedule C.

CD99.7 Building Heights

CD99.7.1 Maximum buildings heights, as expressed in Storeys, shall be as indicated in Schedule C.

CD99.8 Rooftop Common Amenity Space Structures

CD99.8.1 Common Amenity Space Structures on the rooftops of Buildings shall not count as a Storey.

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CD99.8.2 Common Amenity Space Structures (including both enclosed and unenclosed) on the rooftops of Building towers and all other structures, excluding architectural elements, on the rooftops of Building towers shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

CD99.8.3 Common Amenity Space Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

CD99.9 Tower Floor Areas

CD99.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium and mid-rise level, is 707m².

CD99.10 Parking, Loading and Bicycle Parking

CD99.10.1 The provision of parking, loading, and bicycle parking for Buildings in the CD99 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

Vehicle Parking

Type of Use	Vehicle Parking Required
Commercial and Visitor	60 spaces
Residential	148 spaces

Bicycle Parking

Type of Use	Bicycle Parking Required
Residential	482 spaces
Residential Visitors	29 spaces
Commercial / Office / Retail long-term	7 spaces
Commercial / Office / Retail short-term	8 spaces

CD99.11 Adaptable Units

CD99.11.1 A minimum of 50% or 160 of dwelling units shall be adaptable units that are constructed to comply with the standards specified in the British Columbia Building Code.”.

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3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map;
- Schedule B – Land Use Locations; and
- Schedule C – Siting and Building Heights.

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 _____, 2026.

Read a second time this ____ day of _____, 2026.

Read a third time this ____ day of _____, 2026.

Adopted this ____ day of _____, 2026.

M. Lahti
Mayor

S. Lam
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3538 of the City of Port Moody.

S. Lam
Corporate Officer

DRAFT

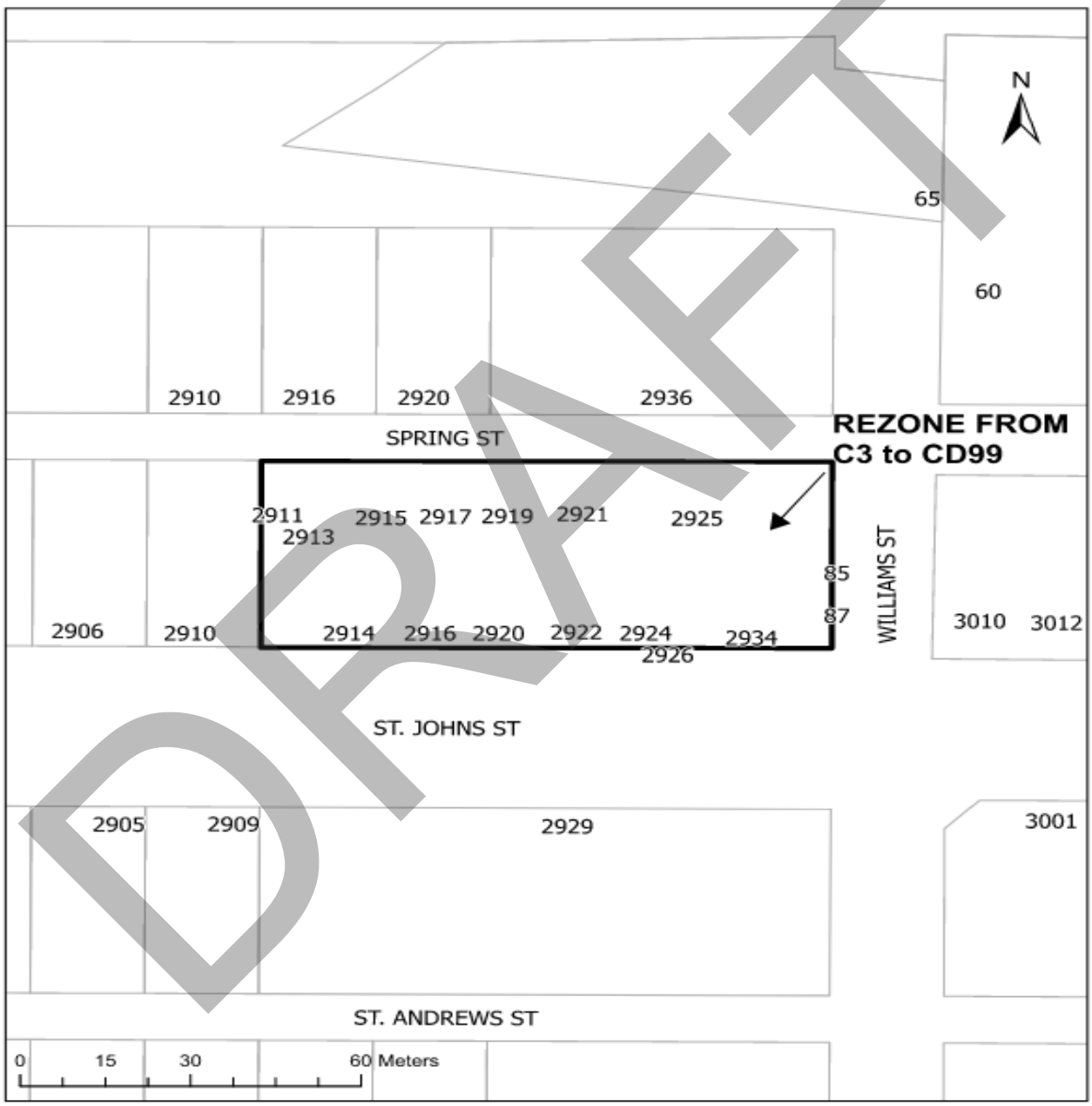
Attachment 4

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99).

_____

Corporate Officer



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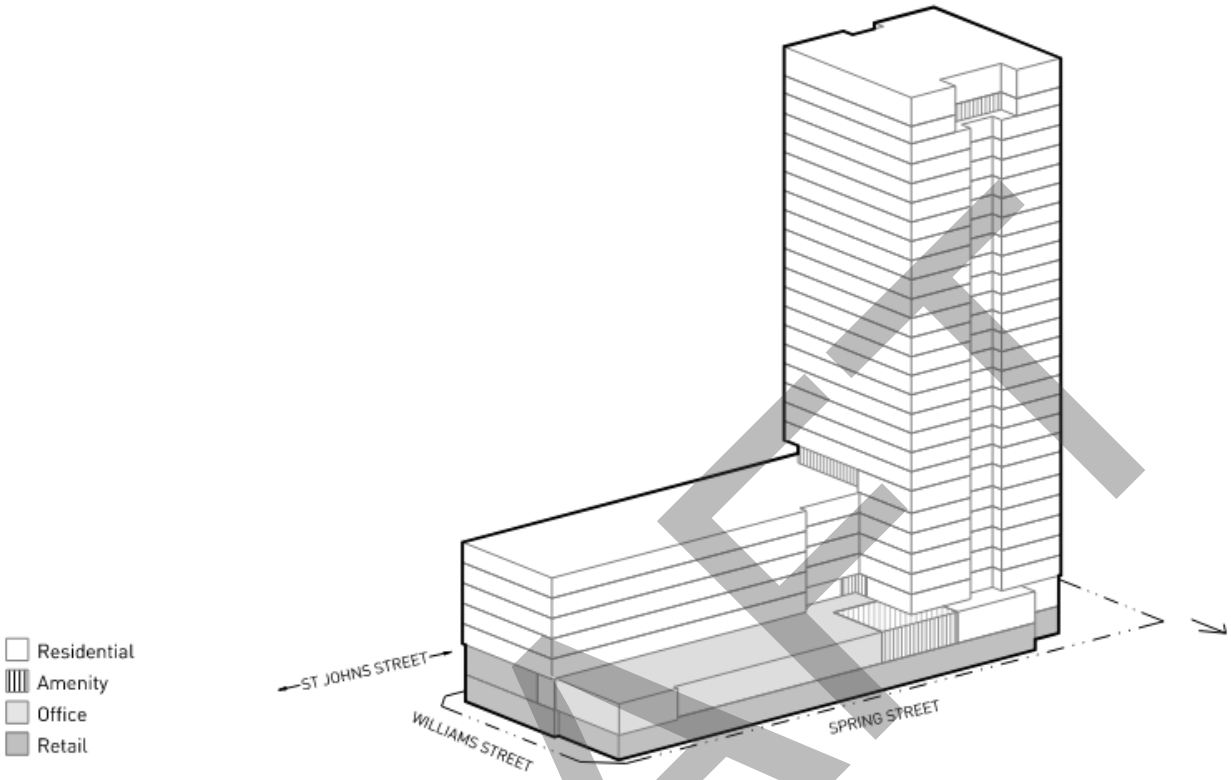
Attachment 4

Schedule B – Land Use Locations



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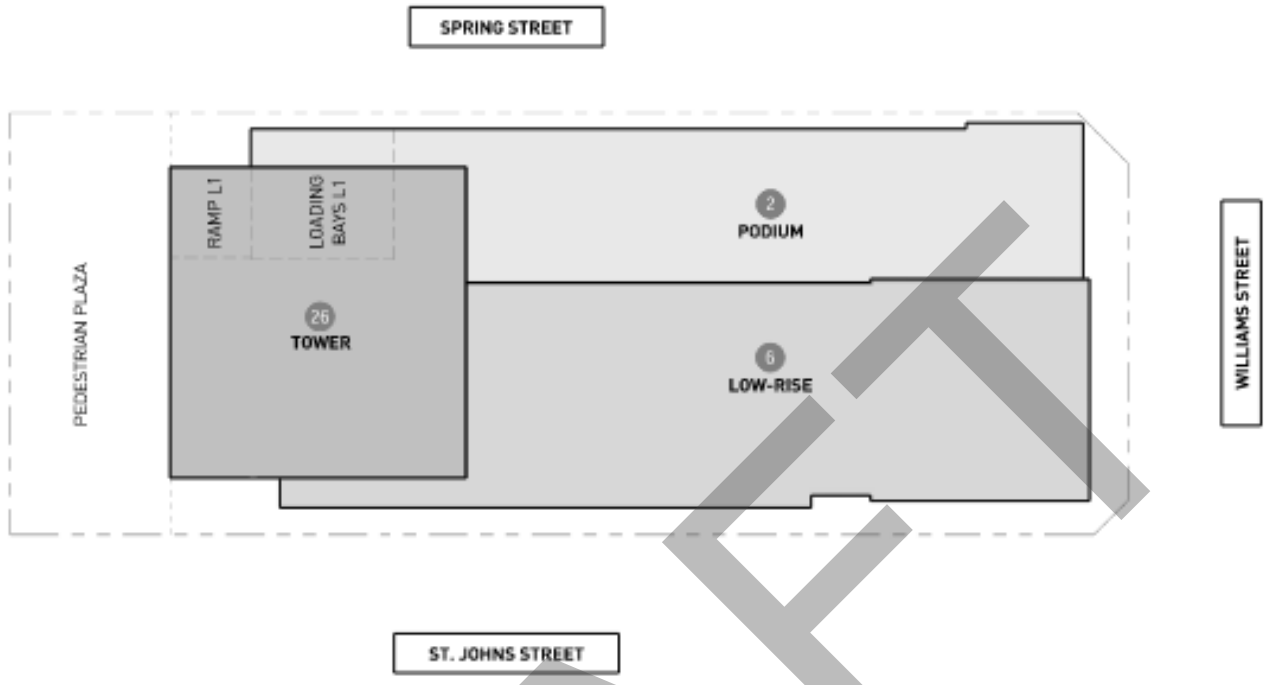
Attachment 4

Schedule C – Siting and Building Heights



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Attachment 5

LOCATION MAP - **2914-2934 St. Johns Street, 85-87 Williams Street, & 2911-2925 Spring Street**

SUBJECT PROPERTY

Anthem

March 26, 2026

City of Port Moody
Planning & Development Department
100 Newport Drive
Port Moody, B.C., V3H 5C3

RE: Moody Centre TOD – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem)

Based on feedback received at the January 27th Council meeting, we are pleased to submit updated drawings for our project at 2914 St. Johns Street. After careful consideration of the comments received, we believe the updated design addresses the items raised by Council while still maintaining project viability. Specifically, these changes include:

1. Increased 3-Bedroom Unit Sizes
All (100%) of the project's three-bedroom homes have been revised to meet BC Housing's minimum unit size guidelines. Through additional refinement, 98% of all units within the project (315 of 321 homes) now comply with these standards.

These improvements were achieved through a modest increase to the tower floorplate, which remains consistent with the parameters set out in the OCP. Despite this adjustment, the overall project density has decreased by approximately 1,400 sq. ft., primarily as a result of the introduction of a sixth-storey setback (described below) and updated mechanical exclusions.

2. Refined Architectural Expression – 6-Storey Building
The architectural expression of the six-storey building has been revised to present a significantly lighter appearance. This has been accomplished through the introduction of a predominantly white brick palette, contributing to a more refined and visually permeable streetscape.

3. Reduced Massing at Upper Level along St. Johns
To improve the building's interface along St. Johns Street, a setback has been introduced at the sixth storey. This adjustment reduces massing and enhances the pedestrian experience at grade. In addition, a dedicated area for public art has been incorporated along the Williams Street elevation, contributing to visual interest and strengthening the public realm.

We would also like to congratulate the City of Port Moody for their recent honor of receiving Tree City of the World Status. This project supports this direction as there are currently 0 trees on the site and once complete there will be a total of 89 new trees planted, increasing the urban canopy on both Anthem's site and the adjacent City sidewalks and boulevards

We trust that these revisions meaningfully respond to the feedback provided and improve both the livability of the homes and the project's relationship to the surrounding context.

Mark Kopinya

Mark Kopinya
Senior Vice President, Development

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1055 Dunsmuir Street
Vancouver BC V7X 1K8

Phone +1 604 689 3040
Toll Free +1 800 926 8436
anthemproperties.com

2914 ST JOHNS STREET

REZONING / DP RE-SUBMISSION MARCH 20TH, 2026

PROJECT TEAM:

OWNER
ANTHEM PROPERTIES

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DRAWING LIST

NUMBER	NAME
A-0.01	PROJECT STATS
A-0.02	CONTEXT PLAN
A-0.03	SITE PHOTOS
A-0.04	FUTURE CONTEXT
A-0.20	SITE SURVEY
A-0.30	SITE PLAN
A-0.31	SHADOW STUDIES
A-0.32	FIRE DEPARTMENT ACCESS PLAN
A-1.01	LEVEL P3
A-1.02	LEVEL P2
A-1.03	LEVEL P1
A-1.04	LOWER LEVEL 1
A-1.06	LEVEL 2
A-1.07	LEVELS 3-6
A-1.08	LEVEL 7
A-1.09	LEVELS 8-25 (TYP. TOWER)
A-1.10	LEVEL 26
A-1.11	ROOF PLAN
A-1.12	TYPICAL TOWER - ENLARGED PLAN
A-2.01	ELEVATION - NORTH
A-2.02	ELEVATION - EAST
A-2.03	ELEVATION - SOUTH
A-2.04	ELEVATION - WEST
A-2.05	CONTEXT ELEVATION
A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-3.03	BUILDING SECTION
A-3.04	SPRING STREET SRW COORDINATION
A-8.00	UNIT KEY PLAN
A-8.01	UNIT PLANS - STUDIO & 1 BR
A-8.02	UNIT PLANS - 2BR & 3BR
A-8.03	UNIT PLANS - 2BR & 3BR UNITS
A-11.01	FAR - LEVEL 1 LOWER
A-11.02	FAR - LEVEL 1
A-11.03	FAR - LEVEL 2
A-11.04	FAR - LEVEL 3 - 6
A-11.05	FAR - LEVEL 7
A-11.06	FAR - LEVELS 8-25 (TYP. TOWER)
A-11.07	FAR - LEVEL 26
A-11.08	FAR - ROOF
A-12.01	3D VIEWS
A-12.02	3D VIEWS
A-12.03	3D VIEWS
A-12.04	3D VIEWS

OVERVIEW

CIVIC ADDRESS: 2914 St John Street
Port Moody, BC

ZONING: C3 (existing)

SITE AREA: 4,046.19 m² (43,552.84 SF)
NET SITE AREA: 40,338.09 SF

PROPOSED USES: RETAIL/COMMERCIAL, OFFICE, RESIDENTIAL

SETBACKS:	Permitted:	Proposed:	Parkade:
FRONT YARD (SOUTH):	1.5m / 4.9'	3.05m / 10'	0.86m
EAST SIDE YARD:	1.5m / 4.9'	3.40 m / 11'	2.82m
WEST SIDE YARD:	1.5m / 4.9'	14.32m / 47'-2"	1.73m
REAR YARD (NORTH):	1.5m / 4.9'	1.51m / 5'-0"	0.69m

HEIGHT: 26 Storeys

TOWER FLOORPLATE +/- 700 m2 (7,535 SF)

FAR: 6.21

PARKING

REQUIRED:
Under Provincial Legislation (Bill 47), there are no minimum off-street residential parking requirements in Transit-Oriented Development (TOD) areas.

Refer to Bunt & Associates Ltd. report for parking requirements.

ADDITIONAL REQUIREMENTS:

ACCESSIBLE STALLS (3.7m WIDE w 1.2m AISLE)
75-124 STALLS = 3 ACCESSIBLE STALLS
125-174 STALLS = 4 ACCESSIBLE STALLS
FOR EACH ADDITIONAL 50 SPACES, 1 ACC SPACE
= 7 ACCESSIBLE RESIDENTIAL

SMALL CAR ALLOWANCE
MAX. 33%

Note: All residential parking stalls and 20% of commercial parking spaces to include an energized outlet capable of providing Level 2 EV charging.

PROVIDED:

CAR SHARE REGULAR	8
	8
RESIDENTIAL	
H/C STALL	7
REGULAR CAR STALL	109
SMALL CAR STALL	32
	148
RETAIL / OFFICE / VISITOR	
H/C STALL GUEST	2
VISITOR - REGULAR	39
VISITOR SMALL CAR STALL	19
	60
TOTAL	216

LOADING

CLASS A = **2 SPACES**

CLASS B = **2 SPACES**
SIZE: 9,8ft x 30ft x 14,1ft (H)

BICYCLES

RESIDENTIAL:
1.5 SPACES / UNIT = **482**
10% LOCKERS = 48
5% OVERSIZED = 24

VISITORS:
6 SPACES / 50 UNITS = **36**

COMMERCIAL / OFFICE:
1 SPACE / 750m² (8,072 SF) = **4**

VISITORS:
6 SPACES / 750m² OR MORE = **6**

PROVIDED:

TYPE	COUNT
RESIDENTIAL	
BICYCLE - HORIZONTAL	19
BICYCLE - LOCKER	48
BICYCLE - OVERSIZED	16
BICYCLE - STACKED	368
BICYCLE - VERT.	31
	482

TYPE	COUNT
RETAIL / OFFICE	
BICYCLE - RETAIL / OFFICE	7
BICYCLE - VISITOR - RETAIL	8
	15
VISITOR	
BICYCLE - VISITOR (RES)	29
	29
TOTAL	526

GROSS AREA

GROSS AREA

COMMERCIAL / RETAIL			
COMMON CIRCULATION	3,966.92 SF	368.54 m²	1.4%
OFFICE	7,674.29 SF	712.94 m²	2.7%
OFFICE CIRCULATION	2,071.89 SF	192.48 m²	0.7%
RETAIL	18,225.75 SF	1,693.23 m²	6.5%
	31,938.85 SF	2,967.22 m²	11.4%
RESIDENTIAL			
AMENITY	4,075.61 SF	378.64 m²	1.4%
ELEC.	1,033.26 SF	95.99 m²	0.4%
MECH	2,939.89 SF	273.12 m²	1.0%
RES. CIRCULATION	38,682.43 SF	3,593.71 m²	13.8%
RESIDENTIAL	202,021.21 SF	18,768.37 m²	71.9%
SERVICE	460.92 SF	42.82 m²	0.2%
	249,213.11 SF	23,152.64 m²	88.6%
	281,151.96 SF	26,119.87 m²	100.0%

GROSS AREA - BY LEVEL

L1 - LOWER		
COMMON CIRCULATION	2,057.61 SF	191.16 m²
OFFICE	99.75 SF	9.27 m²
RES. CIRCULATION	536.26 SF	49.84 m²
RETAIL	8,725.42 SF	810.62 m²
	11,417.14 SF	1060.89 m²
L1		
AMENITY	1,719.69 SF	159.76 m²
COMMON CIRCULATION	1,909.32 SF	177.38 m²
MECH	32.00 SF	2.97 m²
OFFICE	7,574.54 SF	703.70 m²
OFFICE CIRCULATION	2,071.89 SF	192.48 m²
RES. CIRCULATION	2,950.82 SF	274.14 m²
RETAIL	9,500.33 SF	882.61 m²
SERVICE	341.58 SF	31.73 m²
	26,100.15 SF	2424.78 m²
L2		
AMENITY	540.44 SF	50.23 m²
ELEC.	74.58 SF	6.93 m²
MECH	40.92 SF	3.80 m²
RES. CIRCULATION	2,486.76 SF	228.24 m²
RESIDENTIAL	14,804.26 SF	1,378.15 m²
SERVICE	119.34 SF	11.09 m²
	18,066.50 SF	1678.43 m²
L3		
ELEC.	77.88 SF	7.24 m²
MECH	41.42 SF	3.85 m²
RES. CIRCULATION	2,441.72 SF	226.84 m²
RESIDENTIAL	15,588.35 SF	1448.21 m²
	18,149.38 SF	1686.13 m²
L4		
ELEC.	77.88 SF	7.24 m²
MECH	41.42 SF	3.85 m²
RES. CIRCULATION	2,441.72 SF	226.84 m²
RESIDENTIAL	15,588.35 SF	1448.21 m²
	18,149.38 SF	1686.13 m²
L5		
ELEC.	77.88 SF	7.24 m²
MECH	41.42 SF	3.85 m²
RES. CIRCULATION	2,441.72 SF	226.84 m²
RESIDENTIAL	15,588.35 SF	1448.21 m²
	18,149.38 SF	1686.13 m²
L6		
ELEC.	77.88 SF	7.24 m²
MECH	41.42 SF	3.85 m²
RES. CIRCULATION	2,441.72 SF	226.84 m²
RESIDENTIAL	14,952.42 SF	1389.14 m²
	17,513.65 SF	1627.07 m²
L7		
AMENITY	936.70 SF	87.02 m²
ELEC.	32.36 SF	3.01 m²
MECH	39.42 SF	3.66 m²
RES. CIRCULATION	1,172.95 SF	108.97 m²
RESIDENTIAL	5,103.71 SF	474.15 m²
	7,285.14 SF	676.81 m²
L8 - 25 (TYP. TOWER)		
ELEC.	32.36 SF	3.01 m²
MECH	39.42 SF	3.66 m²
RES. CIRCULATION	1,149.21 SF	106.79 m²
RESIDENTIAL	6,393.29 SF	593.96 m²
	7,614.28 SF	707.37 m²
L26		
AMENITY	878.40 SF	81.62 m²
ELEC.	32.36 SF	3.01 m²
MECH	39.42 SF	3.66 m²
RES. CIRCULATION	1,118.46 SF	103.91 m²
RESIDENTIAL	5,286.10 SF	491.09 m²
	7,354.94 SF	683.30 m²
ROOF		
MECH	1,912.86 SF	177.71 m²
	1,912.86 SF	177.71 m²

FAR

FAR

AREA TYPE	AREA	FSR
COMMERCIAL / RETAIL		
COMMON CIRCULATION	3,966.92 SF	0.09
OFFICE	7,674.29 SF	0.18
OFFICE CIRCULATION	2,071.89 SF	0.05
RETAIL	18,225.75 SF	0.42
	31,938.85 SF	0.73
RESIDENTIAL		
ELEC.	1,033.26 SF	0.02
MECH	2,939.89 SF	0.07
RES. CIRCULATION	38,682.43 SF	0.89
RESIDENTIAL *	195,366.56 SF	4.49
SERVICE	460.92 SF	0.01
	238,483.08 SF	5.48
TOTAL	270,421.90 SF	6.21

** ADAPTABLE UNIT FAR EXCLUSION FROM RESIDENTIAL AREA:*
• 2.0m² (21.5 SF) PER ADAPTABLE UNIT
= 2,666.48 SF / 320 m² (FAR 0.070)
**GREEN BUILDING SYSTEMS EXCLUSION FROM RESIDENTIAL AREA:*
• EXCLUDE ANY PORTION OF A FLOOR CONTAINING AN IN-SUITE HRV UP TO 1.39m² / UNIT = 0.029m² (0.3 SF) / UNIT
= 3,210 SF / 298.2m² (0.074 FAR)

TOTAL RESIDENTIAL FAR EXCLUSION= 6,664.48 SF (0,163 FAR)

TOTAL GFA BY LEVEL

LEVEL	AREA
L1 - LOWER	11,417.14 SF
L1	26,100.15 SF
L2	18,066.50 SF
L3	18,149.38 SF
L4	18,149.38 SF
L5	18,149.38 SF
L6	17,513.65 SF
L7	7,285.14 SF
L8	7,614.28 SF
L9	7,614.28 SF
L10	7,614.28 SF
L11	7,614.28 SF
L12	7,614.28 SF
L13	7,614.28 SF
L14	7,614.28 SF
L15	7,614.28 SF
L16	7,614.28 SF
L17	7,614.28 SF
L18	7,614.28 SF
L19	7,614.28 SF
L20	7,614.28 SF
L21	7,614.28 SF
L22	7,614.28 SF
L23	7,614.28 SF
L24	7,614.28 SF
L25	7,614.28 SF
L26	7,354.94 SF
ROOF	1,912.86 SF
	281,151.96 SF

TOTAL FAR BY LEVEL

LEVEL	AREA
L1 - LOWER	11,417.14 SF
L1	24,380.48 SF
L2	17,082.11 SF
L3	17,727.16 SF
L4	17,727.16 SF
L5	17,727.16 SF
L6	17,091.43 SF
L7	6,112.75 SF
L8	7,384.91 SF
L9	7,384.91 SF
L10	7,384.91 SF
L11	7,384.91 SF
L12	7,384.91 SF
L13	7,384.91 SF
L14	7,384.91 SF
L15	7,384.91 SF
L16	7,384.91 SF
L17	7,384.91 SF
L18	7,384.91 SF
L19	7,384.91 SF
L20	7,384.91 SF
L21	7,384.91 SF
L22	7,384.91 SF
L23	7,384.91 SF
L24	7,384.91 SF
L25	7,384.91 SF
L26	6,310.23 SF
ROOF	1,912.86 SF
	270,421.90 SF

AMENITY AREA

RESIDENTIAL		
AMENITY	4,075.61 SF	378.64 m²
AMENITY PATIO	13,800.48 SF	1,282.10 m²
	17,876.09 SF	1,660.74 m²

UNIT COUNT

UNIT TYPE	COUNT	AREA	
0BR STUDIO	50	383 SF ... 490 SF	15.5%
1BR	158	473 SF ... 561 SF	49.5%
1BR+DEN	1	641 SF	
2BR	79	729 SF ... 806 SF	25%
3BR	33	925 SF ... 964 SF	10%
TOTAL: 321	321		

ADAPTABLE UNITS

NAME	AREA	COUNT
UNIT A3	383 SF	4
UNIT B1	569 SF ... 569 SF	92
UNIT B3	530 SF ... 530 SF	5
UNIT B4	530 SF	1
UNIT C2a	780 SF ... 781 SF	25
UNIT C2b	750 SF ... 751 SF	2
UNIT D1a	925 SF ... 925 SF	25
UNIT D1b	929 SF	4
TOTAL: 160		160

ADAPTABLE UNITS = **160,5 (50%)**

**ADAPTABLE REQUIREMENTS AS PER BCBC 2018*

RESIDENTIAL UNIT TYPES

NAME	AREA	COUNT	TYPE
0BR STUDIO			
UNIT A1	411 SF	25	
UNIT A2	490 SF	19	
UNIT A3	383 SF	6	ADAPT.
		50	
1BR			
UNIT B1	569 SF ... 569 SF	92	ADAPT.
UNIT B2a	548 SF	26	
UNIT B2b	561 SF ... 561 SF	18	
UNIT B3	530 SF ... 530 SF	5	ADAPT.
UNIT B4	530 SF	1	ADAPT.
UNIT B5	473 SF	6	
		158	
1BR+DEN			
UNIT B6	641 SF	1	
		1	
2BR			
UNIT C1	754 SF ... 788 SF	38	
UNIT C2a	780 SF ... 781 SF	25	ADAPT.
UNIT C2b	750 SF ... 751 SF	2	ADAPT.
UNIT C3	729 SF	5	
UNIT C4a	806 SF	5	
UNIT C4b	800 SF ... 806 SF	4	
		79	
3BR			
UNIT D1a	925 SF ... 925 SF	25	ADAPT.
UNIT D1b	929 SF	4	ADAPT.
UNIT D2	964 SF	4	
		33	
TOTAL: 321		321	

gbl

GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5Y 1N5
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NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

PROJECT STATS

DATE	3/20/2026 10:46:26 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-0.01

Attachment 7

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

CONTEXT PLAN

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CHECKED BY	Checker
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JOB NUMBER	23014

A-0.02

Attachment 7

EXISTING SITE

HUGH STREET

WILLIAMS STREET

ST JOHNS STREET

ST JOHNS STREET

ST JOHNS / WILLIAMS STREET - SOUTH EAST CORNER

WILLIAMS STREET

SPRING STREET

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

SITE PHOTOS

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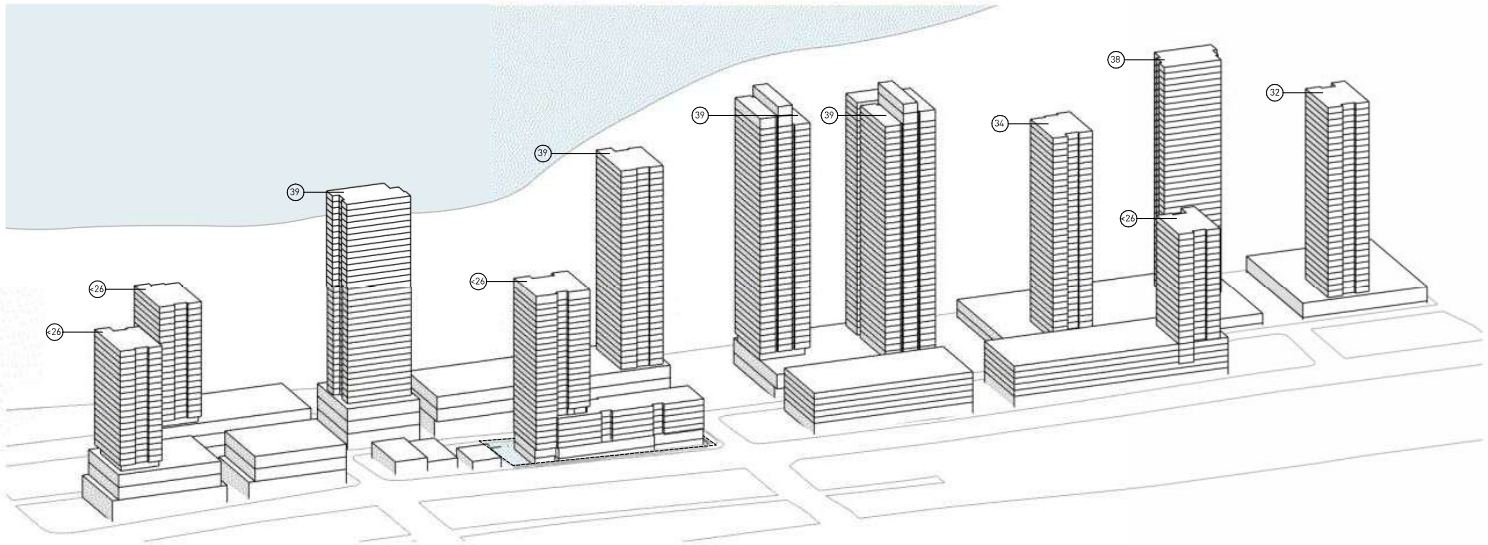
JOB NUMBER	23014

A-0.03

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FUTURE CONTEXT

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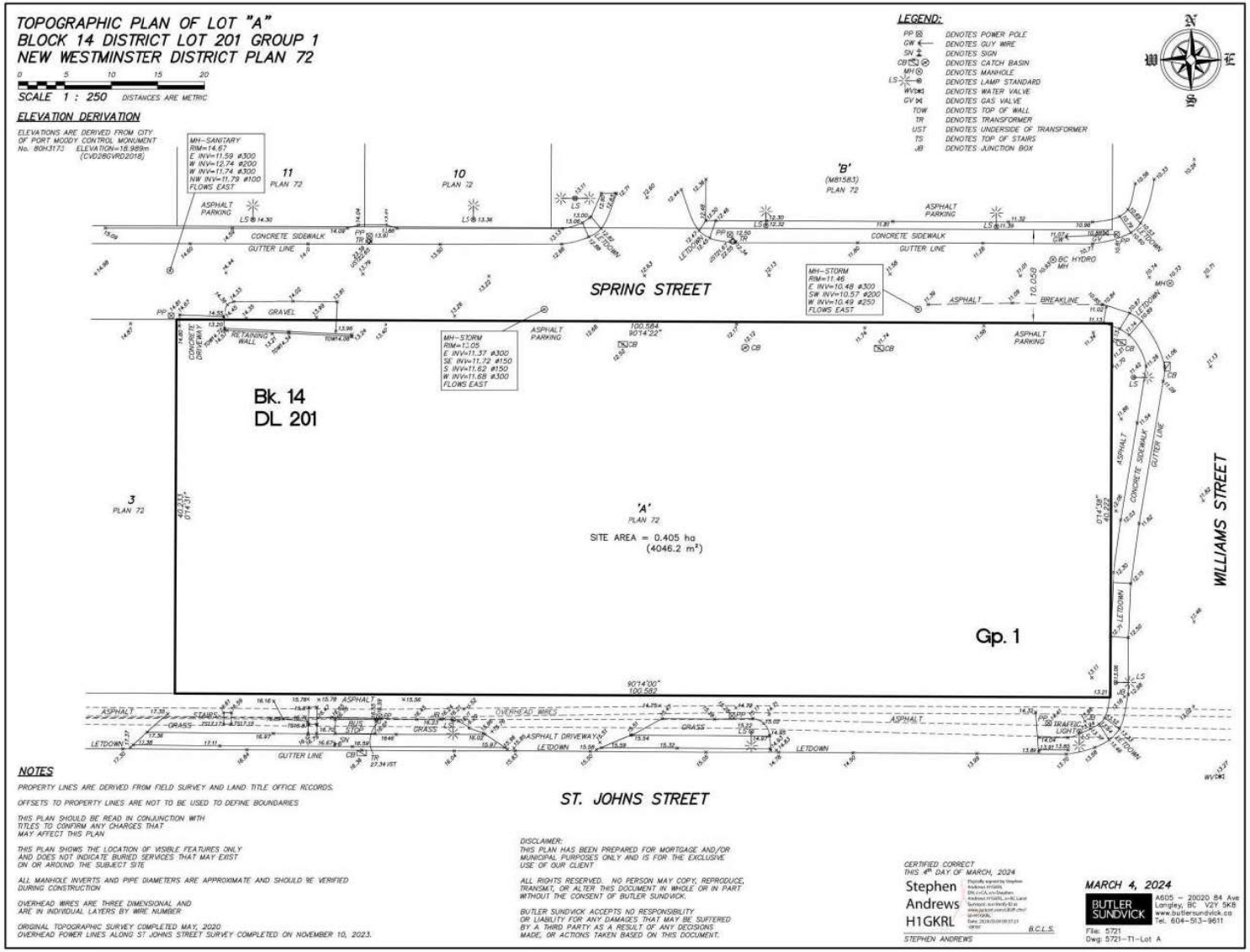
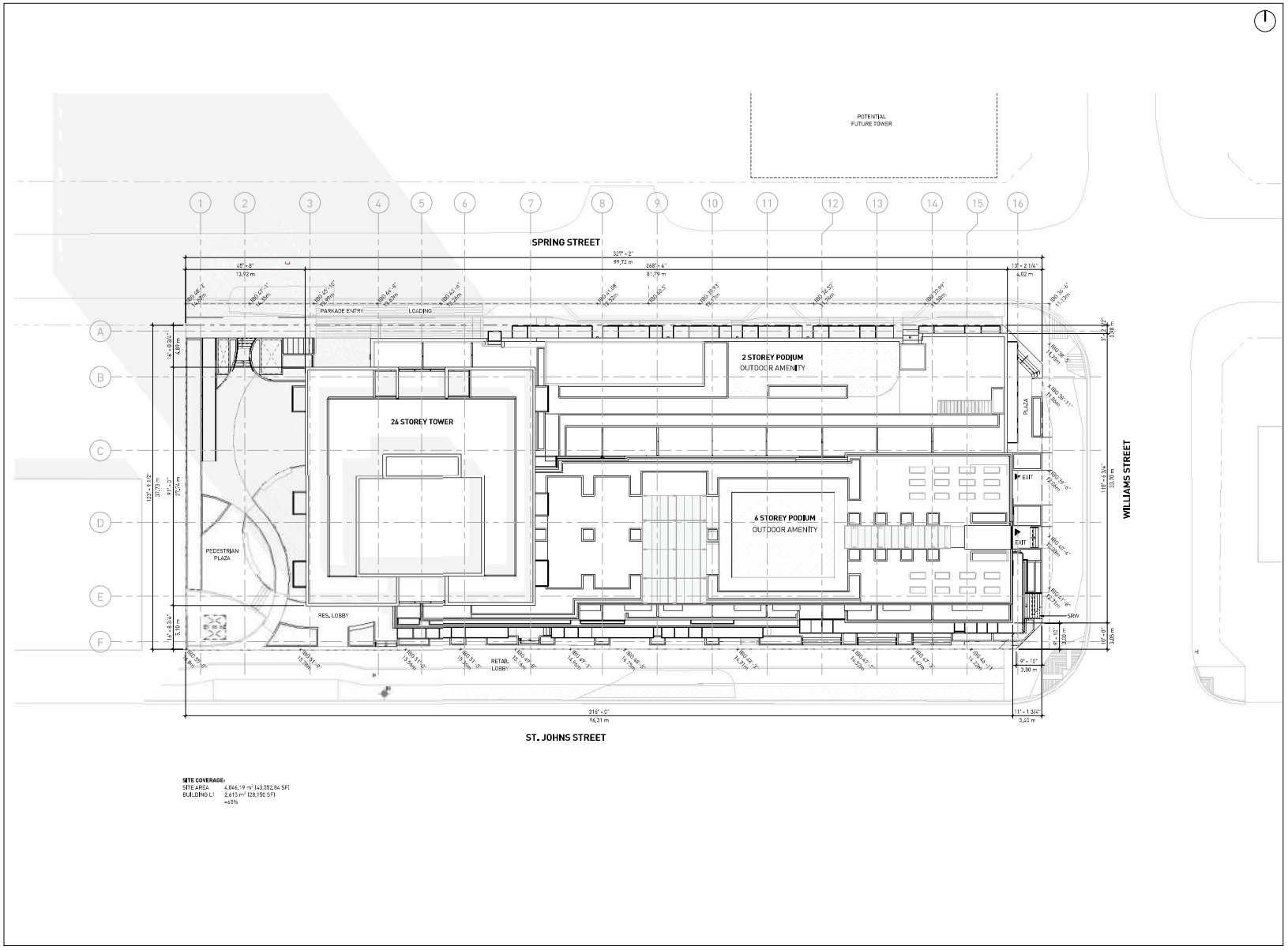
Attachment 7



Attachment 7



SITE COVERAGE:
SITE AREA 4,046.19 m² (43,552.84 SF)
BUILDING L1 2,615 m² (28,150 SF)
=65%

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

SITE PLAN

DATE	3/20/2026 10:46:43 AM
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CHECKED BY	Checker
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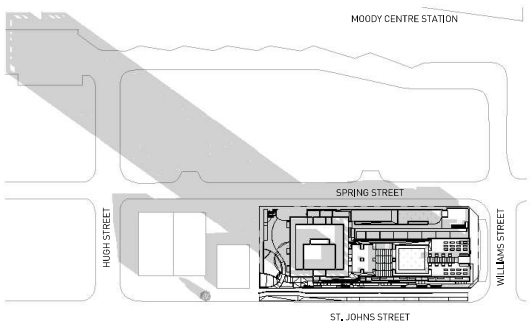
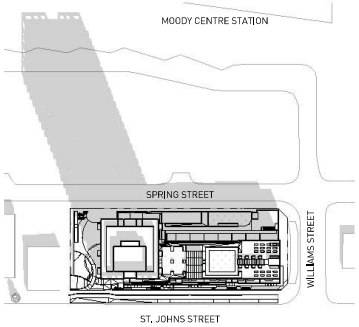
JOB NUMBER	23014

A-0.30

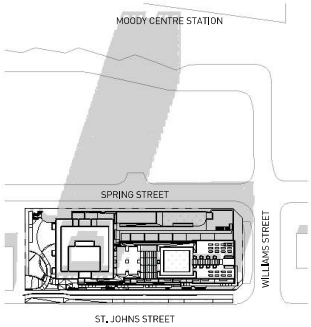
Attachment 7



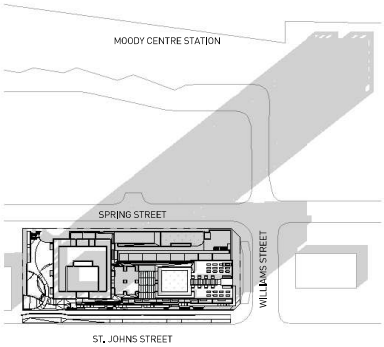
1 Shadow Study - March / September 21 - 10am
1" = 80'-0"



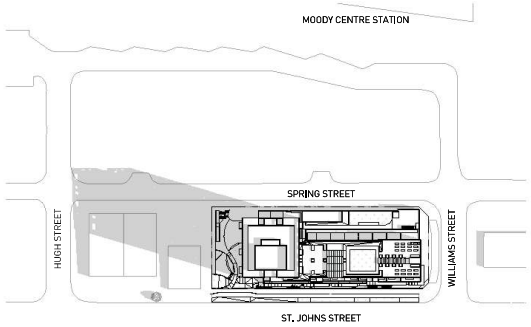
2 Shadow Study - March / September 21 - 12pm
1" = 80'-0"



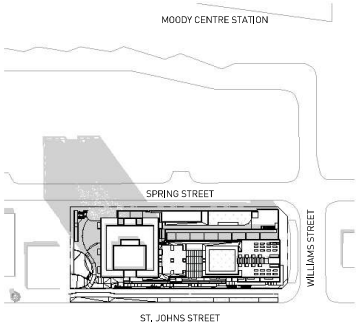
3 Shadow Study - March / September 21 - 2pm
1" = 80'-0"



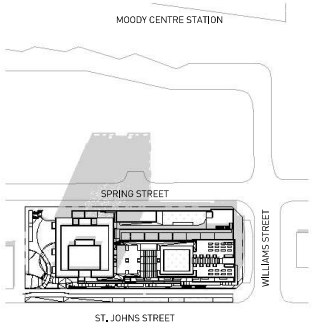
4 Shadow Study - March / September 21 - 4pm
1" = 80'-0"



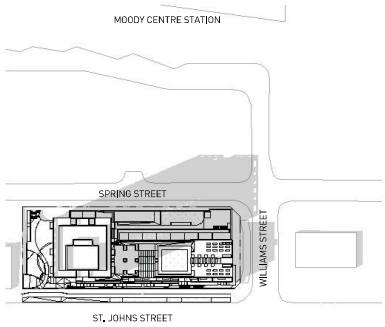
5 Shadow Study - June 21 - 10am
1" = 80'-0"



6 Shadow Study - June 21 - 12pm
1" = 80'-0"



7 Shadow Study - June 21 - 2pm
1" = 80'-0"



8 Shadow Study - June 21 - 4pm
1" = 80'-0"

GBL ARCHITECTS INC.
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NOTES

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NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/20	REZONING / DP RE-SUBMISSION

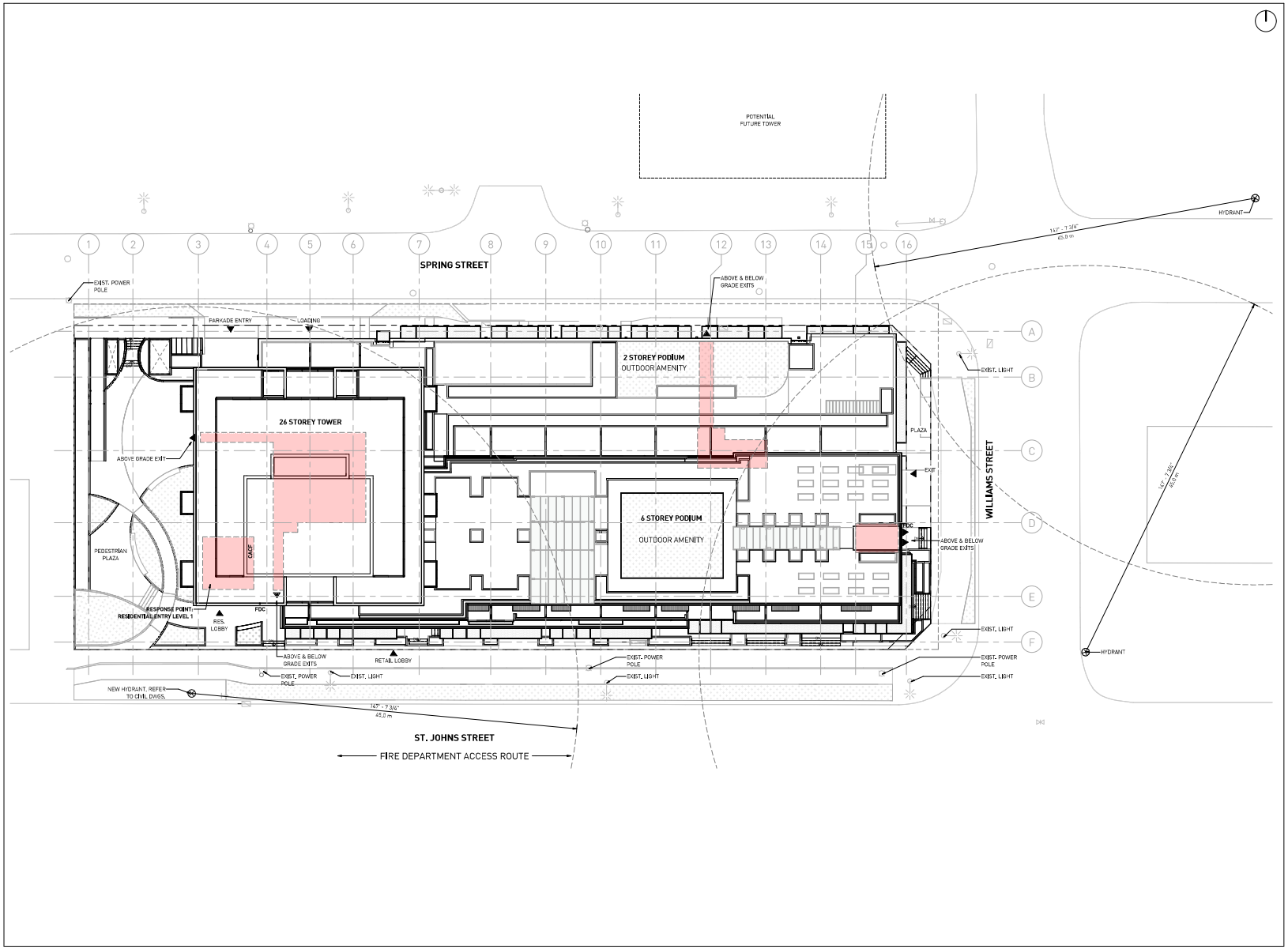
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

SHADOW STUDIES

DATE	3/20/2026 10:47:28 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 80'-0"
JOB NUMBER	23014

A-0.31

Attachment 7



gbl

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3	2026/03/20	REZONING / DP RE-SUBMISSION

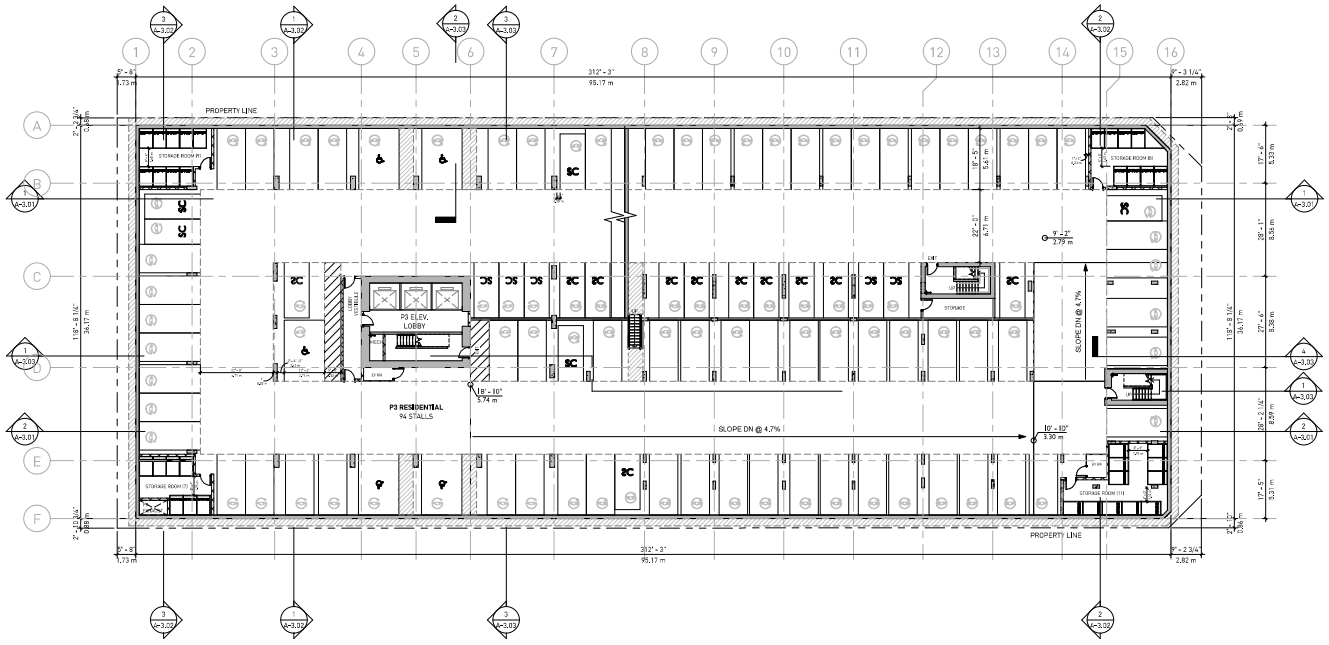
2914 ST JOHNS STREET
REZONING / DP RE-SUBMISSION

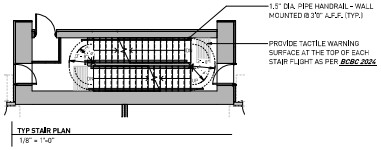
FIRE DEPARTMENT ACCESS PLAN

DATE	3/20/2026 10:47:35 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-0.32

Attachment 7





TYP STAIR PLAN
1/8" = 1'-0"

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3	2026/03/20	REZONING / DP RE-SUBMISSION

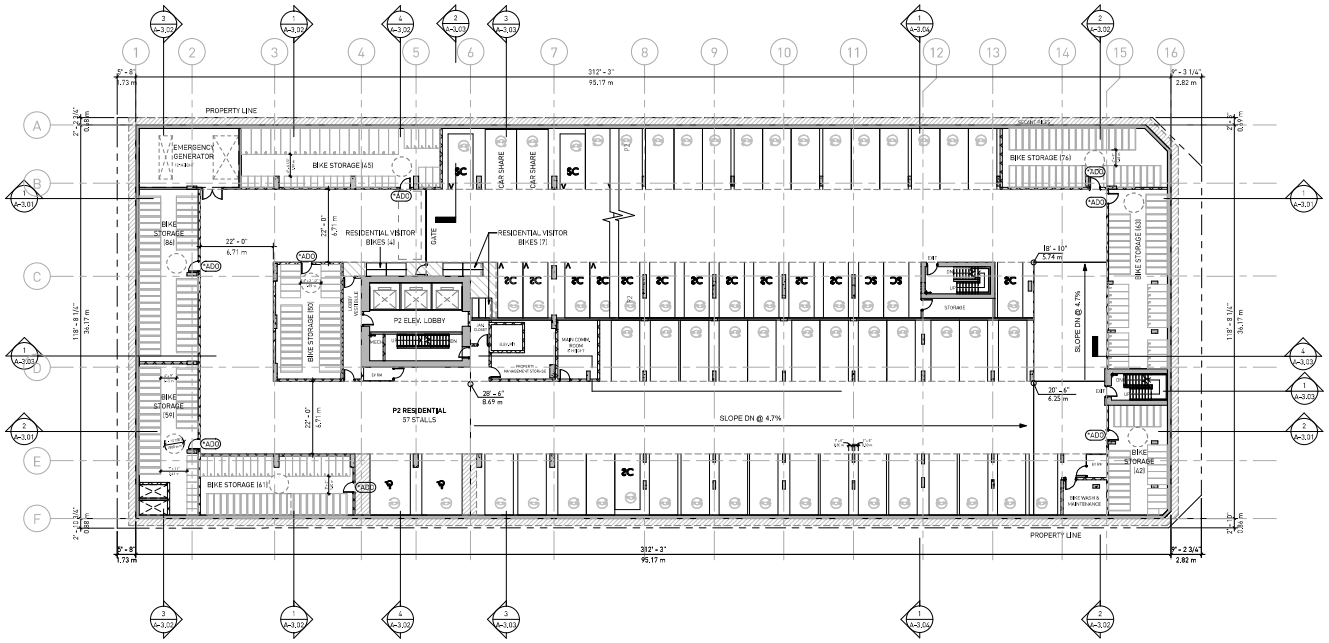
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

LEVEL P3

DATE	3/20/2026 10:47:37 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	23014

A-1.01

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
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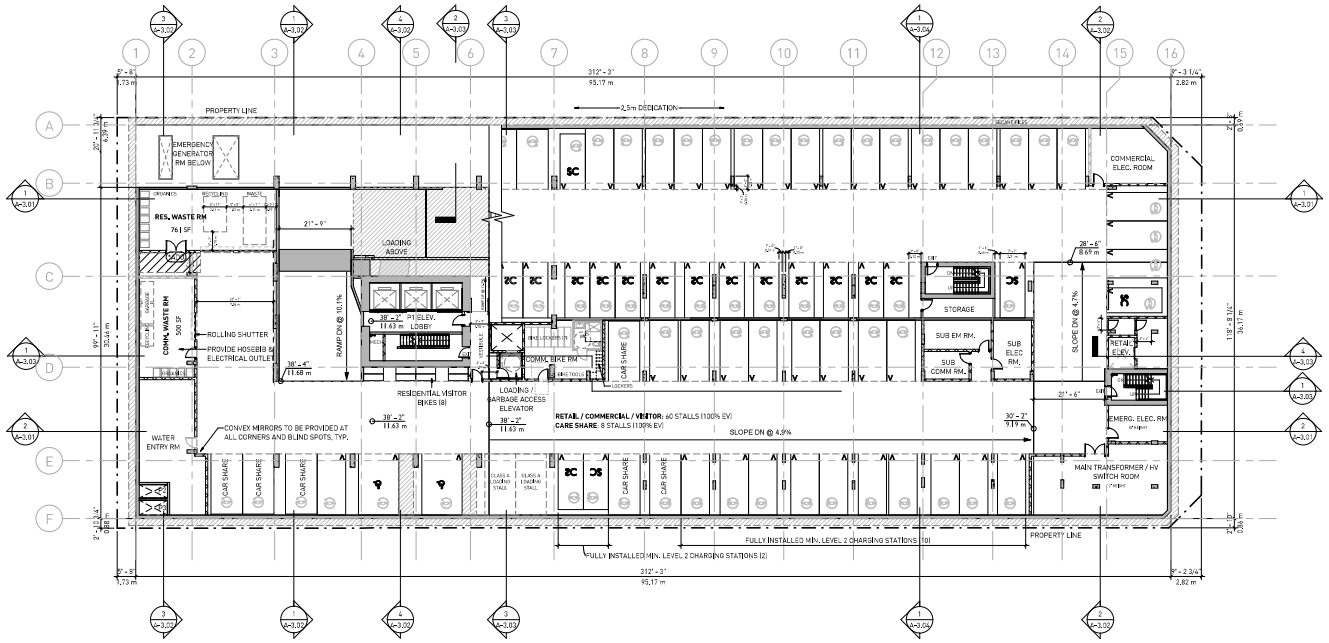
RE-SUBMISSION

LEVEL P2

DATE	3/20/2026 10:47:38 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.02

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

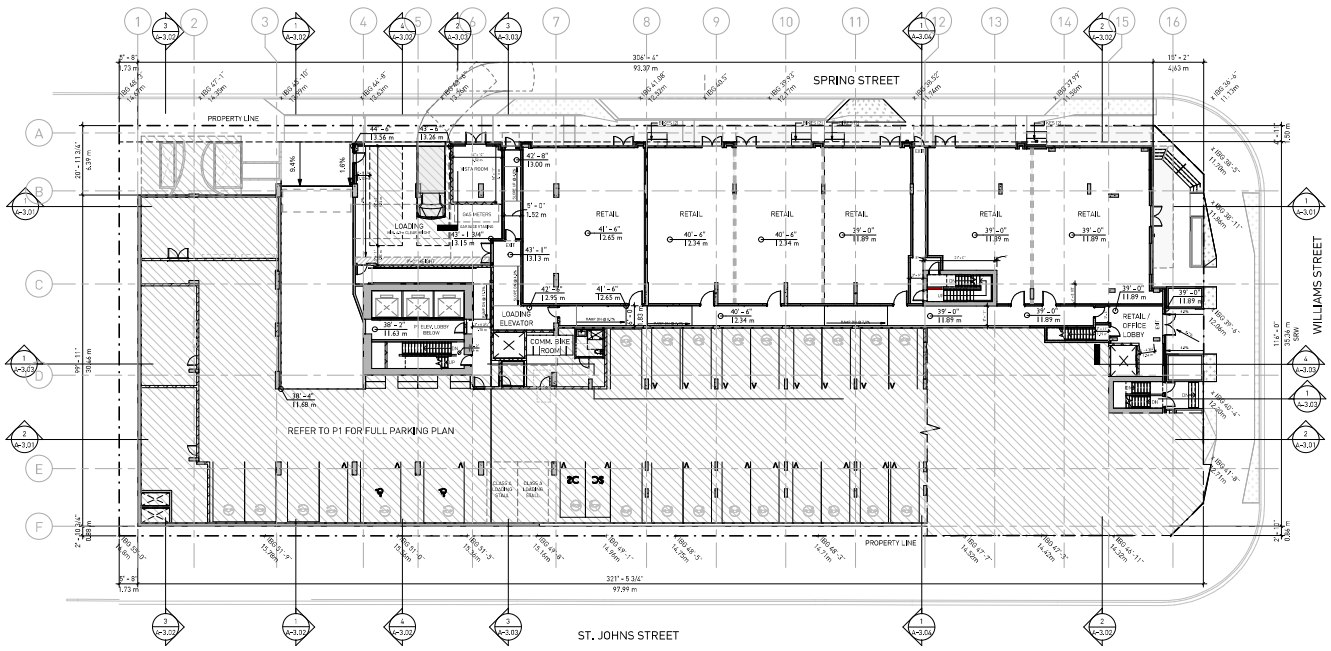
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

LEVEL P1

DATE	3/20/2026 10:47:39 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.03

Attachment 7



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2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
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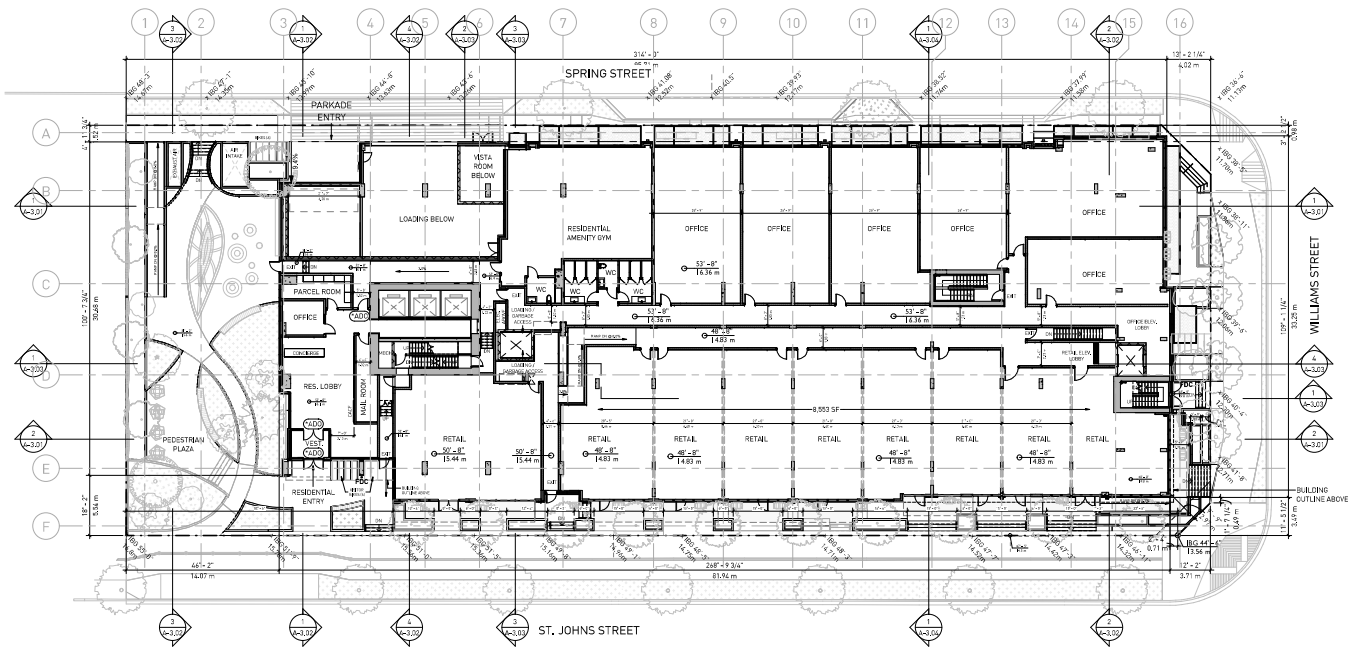
RE-SUBMISSION

LOWER LEVEL 1

DATE	3/20/2026 10:47:41 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.04

Attachment 7



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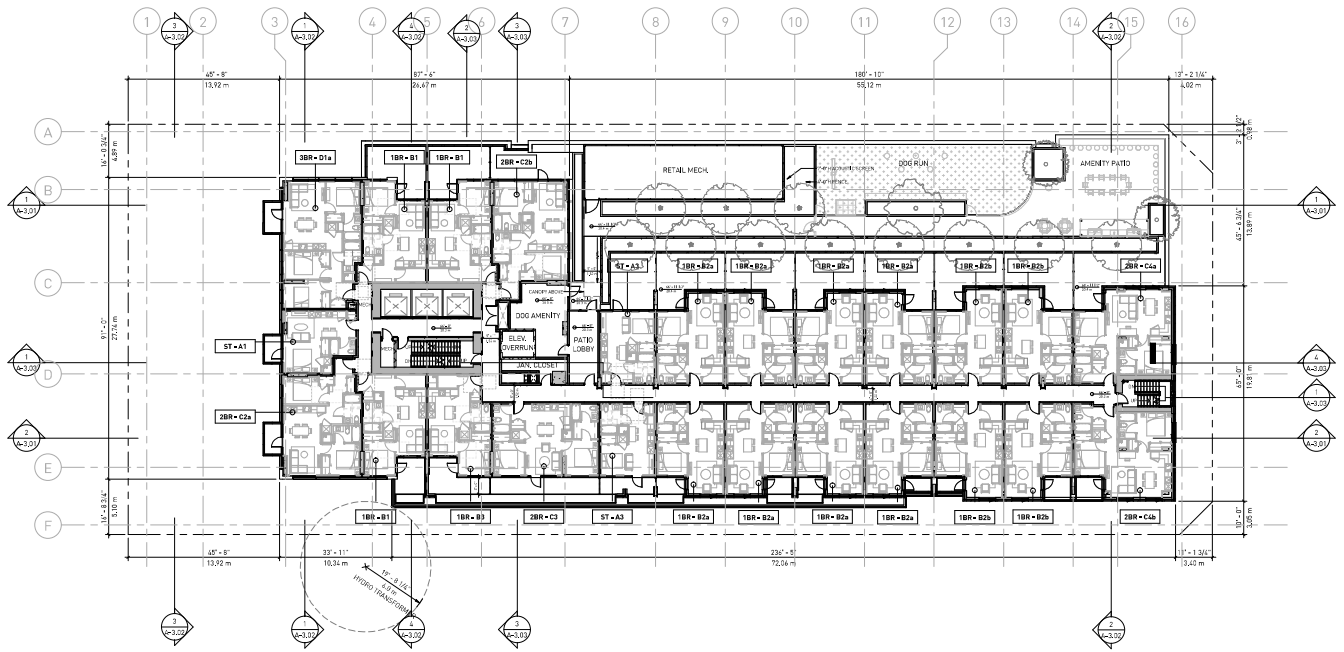
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

LEVEL 1

DATE	3/20/2026 10:47:43 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.05

Attachment 7



ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	6
UNIT B1	569 SF ... 569 SF	92
UNIT B3	530 SF ... 530 SF	5
UNIT B4	530 SF	1
UNIT C2a	780 SF ... 781 SF	25
UNIT C2b	750 SF ... 751 SF	2
UNIT D1a	925 SF ... 925 SF	25
UNIT D1b	929 SF	1
TOTAL: 160		160

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NOTES

FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/20	REZONING / DP RE-SUBMISSION

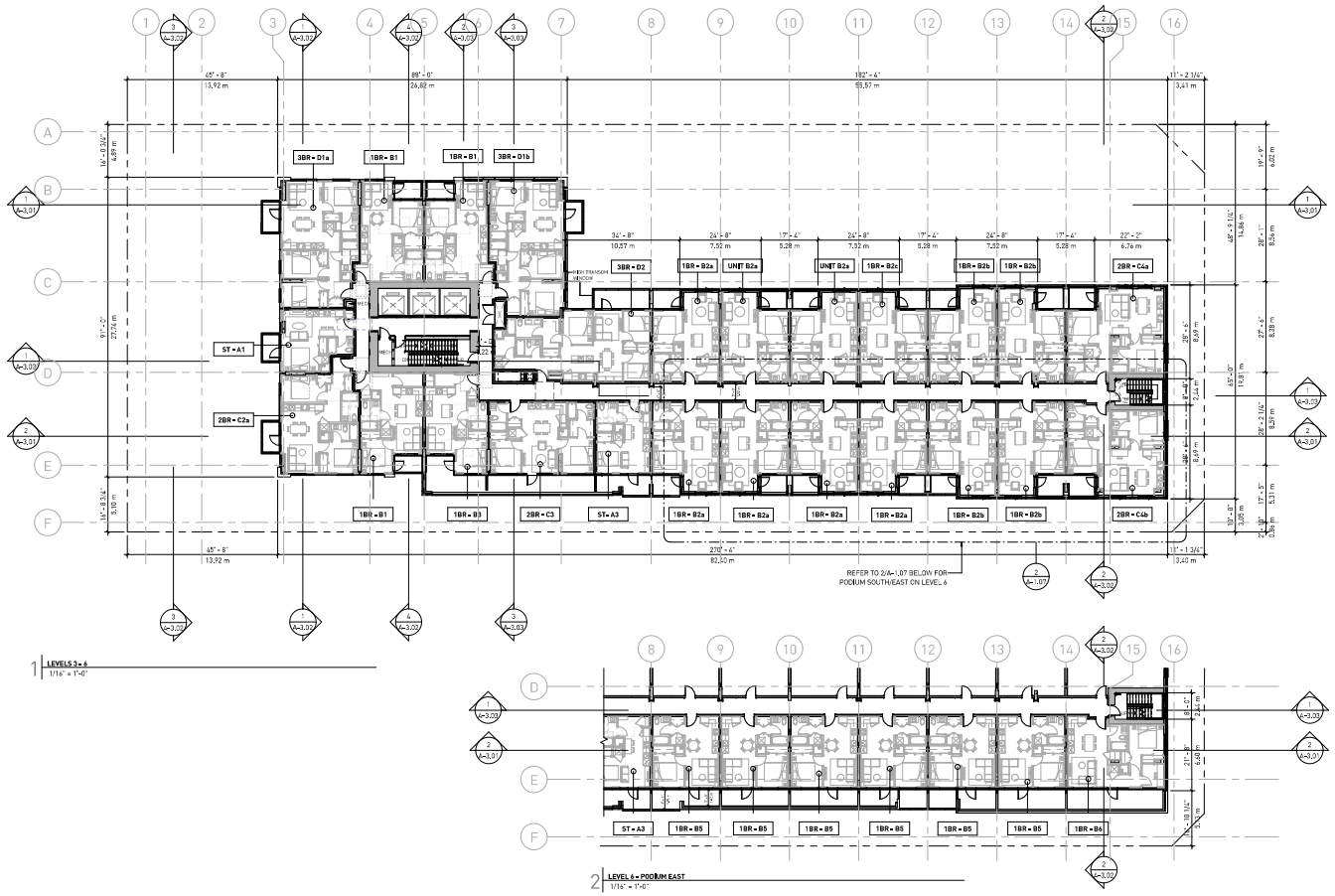
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

LEVEL 2

DATE	3/20/2026 10:47:47 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.06

Attachment 7



ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	6
UNIT B1	569 SF ... 569 SF	92
UNIT B3	530 SF ... 530 SF	5
UNIT B4	530 SF	1
UNIT C2a	780 SF ... 781 SF	25
UNIT C2b	750 SF ... 751 SF	2
UNIT D1a	925 SF ... 925 SF	25
UNIT D1b	929 SF	1
TOTAL: 160		160

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FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS

REVISIONS

NO.	DATE	DESCRIPTION
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2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/20	REZONING / DP RE-SUBMISSION

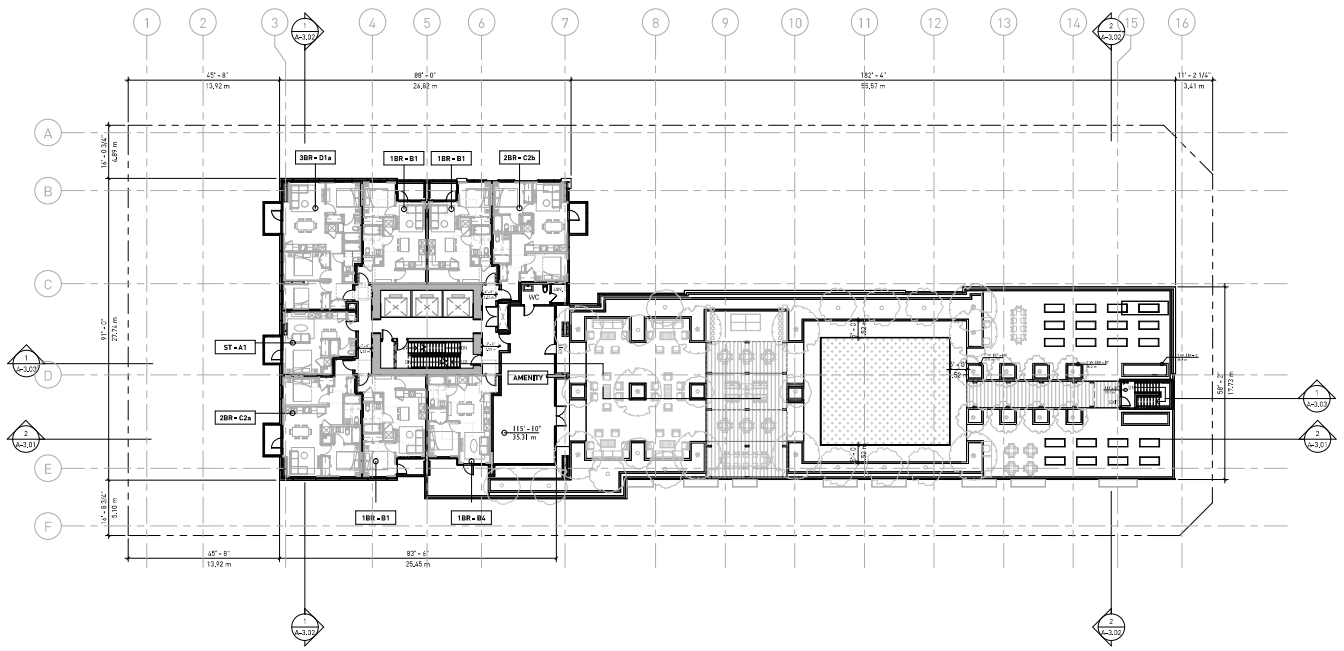
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

LEVELS 3-6

DATE	3/20/2026 10:47:51 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.07

Attachment 7



ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	6
UNIT B1	569 SF ... 569 SF	92
UNIT B3	530 SF ... 530 SF	5
UNIT B4	530 SF	1
UNIT C2a	780 SF ... 781 SF	25
UNIT C2b	750 SF ... 751 SF	2
UNIT D1a	925 SF ... 925 SF	25
UNIT D1b	929 SF	1
TOTAL: 160		160

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NOTES

FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/20	REZONING / DP RE-SUBMISSION

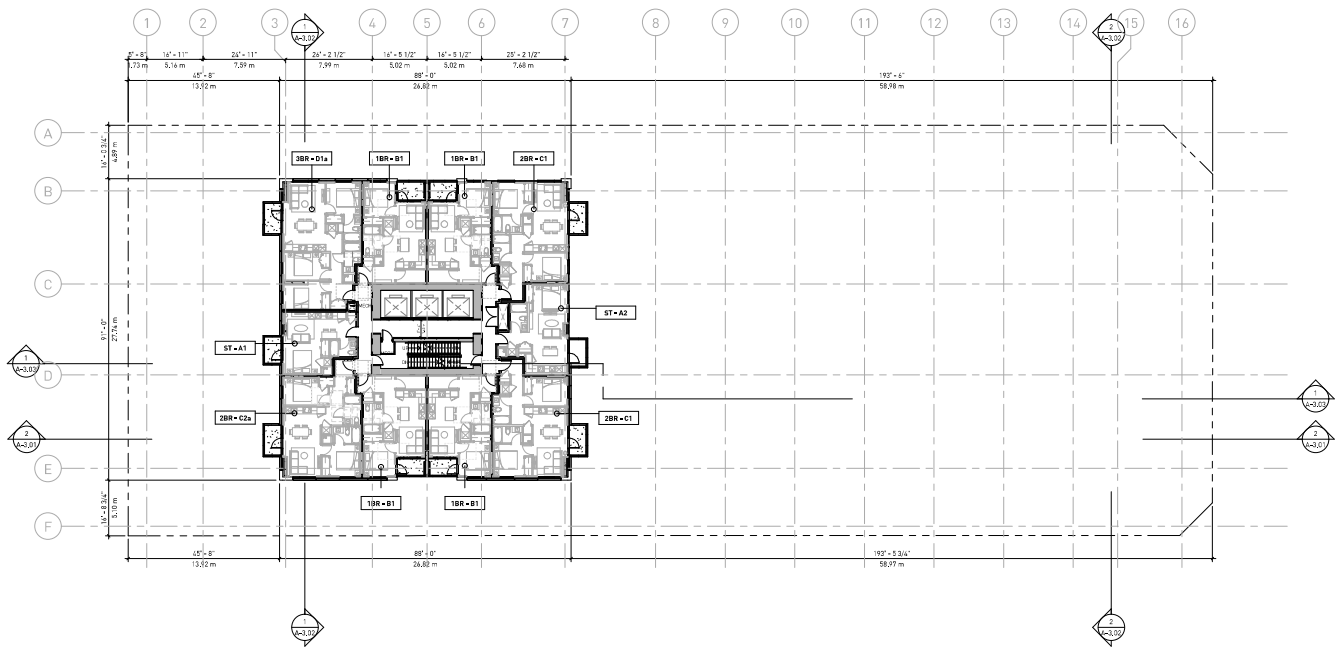
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

LEVEL 7

DATE	3/20/2026 10:47:53 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.08

Attachment 7



ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	6
UNIT B1	569 SF ... 569 SF	92
UNIT B3	530 SF ... 530 SF	5
UNIT B4	530 SF	1
UNIT C2a	780 SF ... 781 SF	25
UNIT C2b	750 SF ... 751 SF	2
UNIT D1a	925 SF ... 925 SF	25
UNIT D1b	929 SF	1
TOTAL: 160		160

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NOTES

FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS

REVISIONS

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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET

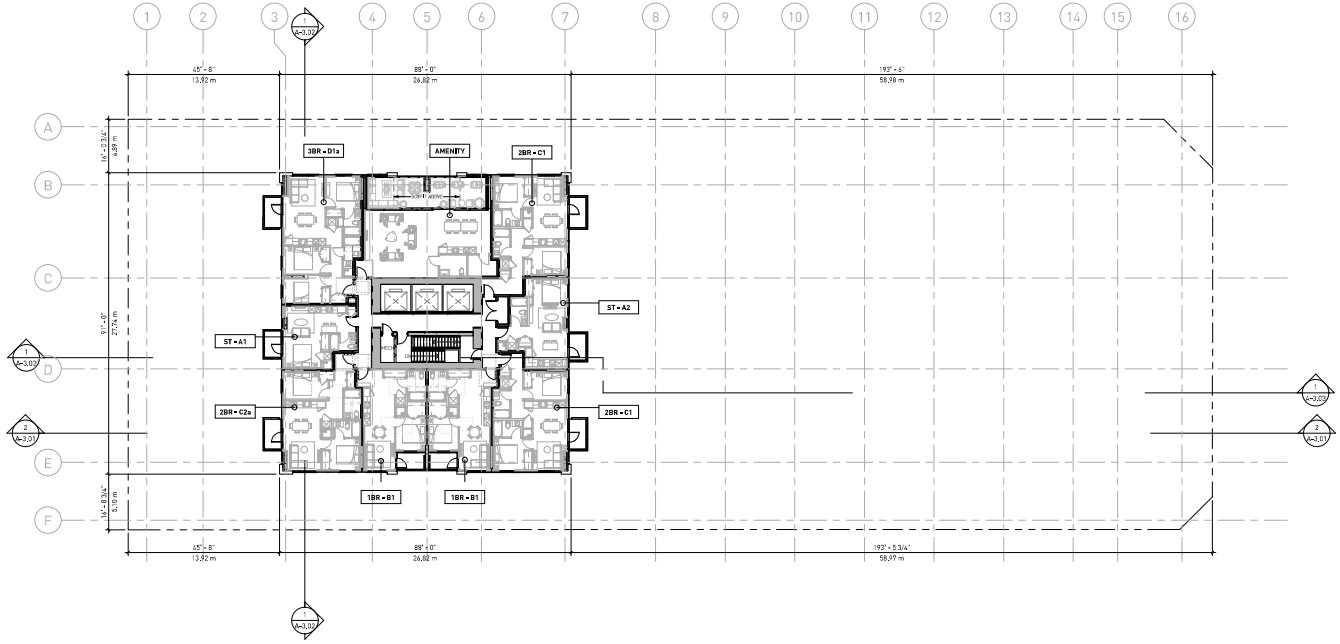
REZONING / DP
RE-SUBMISSION

LEVELS 8-25 (TYP. TOWER)

DATE	3/20/2026 10:47:55 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.09

Attachment 7



ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	6
UNIT B1	569 SF ... 569 SF	92
UNIT B3	530 SF ... 530 SF	5
UNIT B4	530 SF	1
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UNIT C2b	750 SF ... 751 SF	2
UNIT D1a	925 SF ... 925 SF	25
UNIT D1b	929 SF	1
TOTAL: 160		160

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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

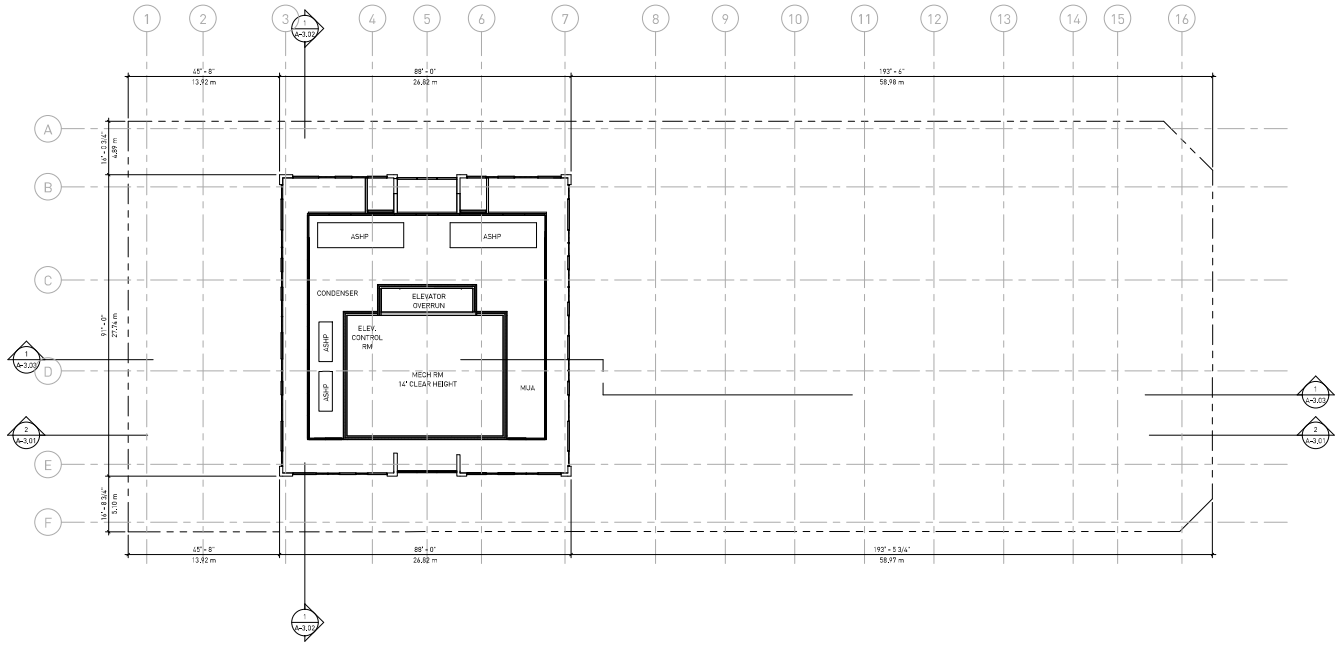
LEVEL 26

DATE 3/20/2026 10:47:57 AM
DRAWN BY Author
CHECKED BY Checker
SCALE 1/16" = 1'-0"

JOB NUMBER 23014

A-1.10

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

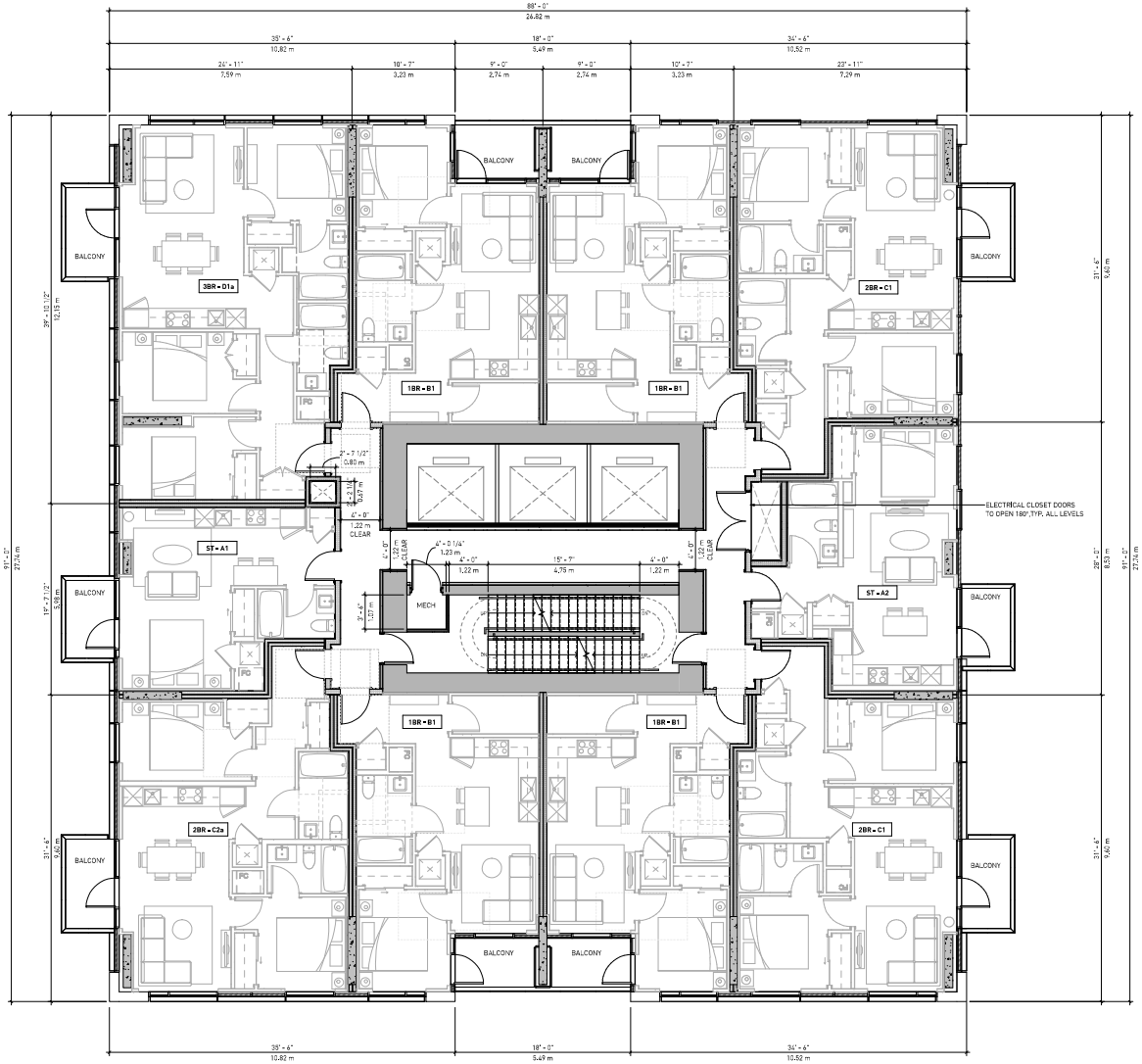
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

ROOF PLAN

DATE	3/20/2026 10:47:58 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.11

Attachment 7



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2914 ST JOHNS STREET
REZONING / DP RE-SUBMISSION

TYPICAL TOWER - ENLARGED PLAN

DATE	3/20/2026 10:48:00 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	3/16" = 1'-0"
JOB NUMBER	23014

A-1.12

Attachment 7

MATERIAL LEGEND		
#	MATERIAL	COLOUR
BR1	Brick	White / Light Grey
CP1	Cementitious Panel	Charcoal, Textured
CW1	Curtain Wall Glazing	Grey Mullions / Clear Glazing
GL1	Glazed Guardrail	Charcoal Frame / Clear Glazing
GL2	Glazed Canopy	Grey Mullions / Clear Glazing
MC1	Metal Cladding	Medium Grey
MP1	Metal Cladding	White
PG1	Picket Guardrail	Charcoal Frame
SP1	Glass Spandrel Panel	Grey Mullions / Grey Spandrel
SP2	Glass Spandrel Panel	Grey Mullions / Medium Grey Spandrel
WW1	Window Wall Glazing	Grey Mullions / Clear Glazing

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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

ELEVATION - NORTH

DATE	3/20/2026 10:52:34 AM
DRAWN BY	Author
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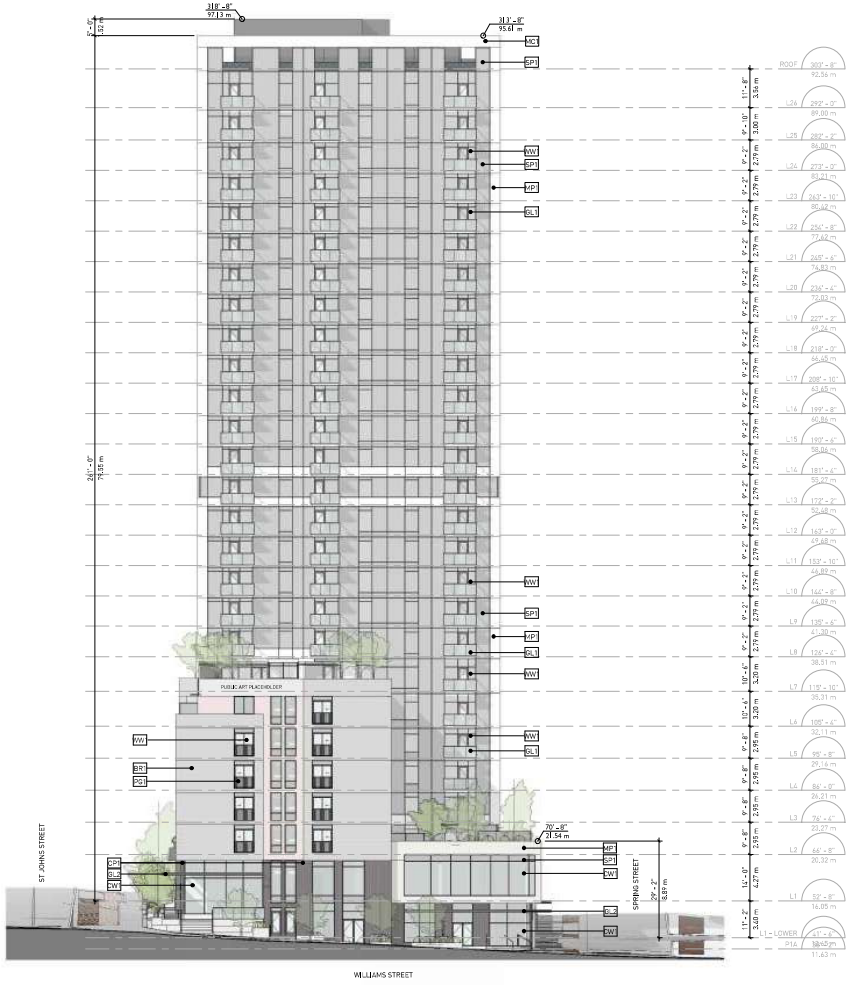
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-2.01

Attachment 7



MATERIAL LEGEND		
#	MATERIAL	COLOUR
BR1	Brick	White / Light Grey
CP1	Cementitious Panel	Charcoal, Textured
CW1	Curtain Wall Glazing	Grey Mullions / Clear Glazing
GL1	Glazed Guardrail	Charcoal Frame / Clear Glazing
GL2	Glazed Canopy	Grey Mullions / Clear Glazing
MC1	Metal Cladding	Medium Grey
MP1	Metal Cladding	White
PG1	Picket Guardrail	Charcoal Frame
SP1	Glass Spandrel Panel	Grey Mullions / Grey Spandrel
SP2	Glass Spandrel Panel	Grey Mullions / Medium Grey Spandrel
WW1	Window Wall Glazing	Grey Mullions / Clear Glazing

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

ELEVATION - EAST

DATE	3/20/2026 10:52:49 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-2.02

Attachment 7

MATERIAL LEGEND		
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CP1	Cementitious Panel	Charcoal, Textured
CW1	Curtain Wall Glazing	Grey Mullions / Clear Glazing
GL1	Glazed Guardrail	Charcoal Frame / Clear Glazing
GL2	Glazed Canopy	Grey Mullions / Clear Glazing
MC1	Metal Cladding	Medium Grey
MP1	Metal Cladding	White
PG1	Picket Guardrail	Charcoal Frame
SP1	Glass Spandrel Panel	Grey Mullions / Grey Spandrel
SP2	Glass Spandrel Panel	Grey Mullions / Medium Grey Spandrel
WW1	Window Wall Glazing	Grey Mullions / Clear Glazing

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

ELEVATION - SOUTH

DATE	3/20/2026 10:52:57 AM
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JOB NUMBER	23014

A-2.03

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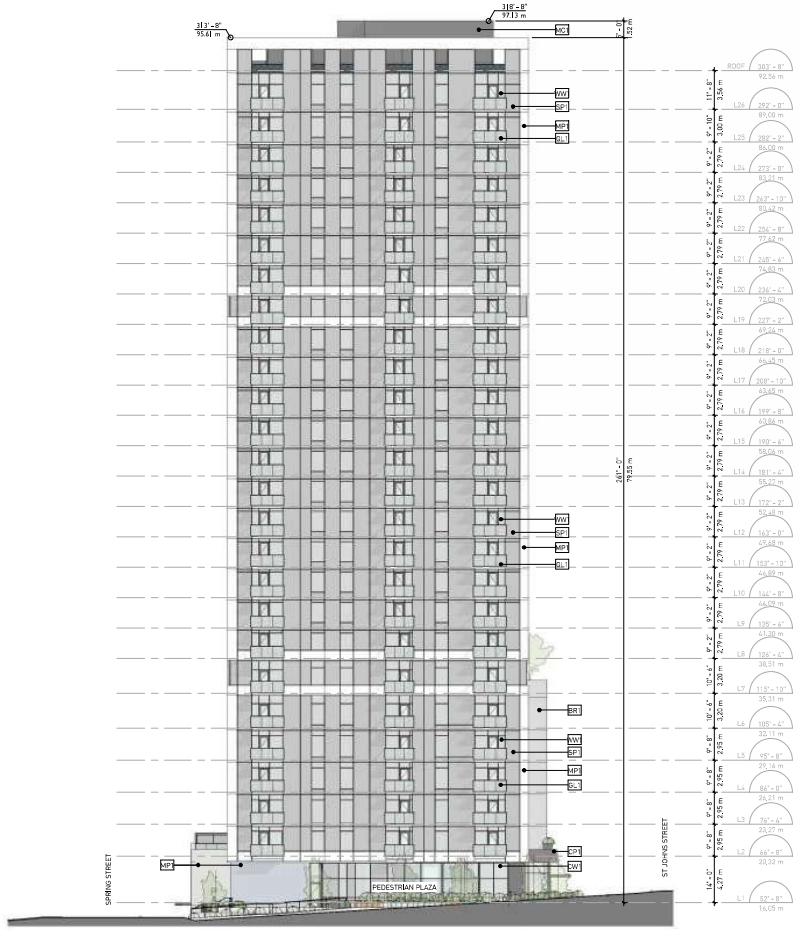

MATERIAL LEGEND		
#	MATERIAL	COLOUR
BR1	Brick	White / Light Grey
CP1	Cementitious Panel	Charcoal, Textured
CW1	Curtain Wall Glazing	Grey Mullions / Clear Glazing
GL1	Glazed Guardrail	Charcoal Frame / Clear Glazing
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SP2	Glass Spandrel Panel	Grey Mullions / Medium Grey Spandrel
WW1	Window Wall Glazing	Grey Mullions / Clear Glazing

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2914 ST JOHNS STREET
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RE-SUBMISSION

ELEVATION - WEST

DATE	3/20/2026 10:53:11 AM
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JOB NUMBER	23014

A-2.04

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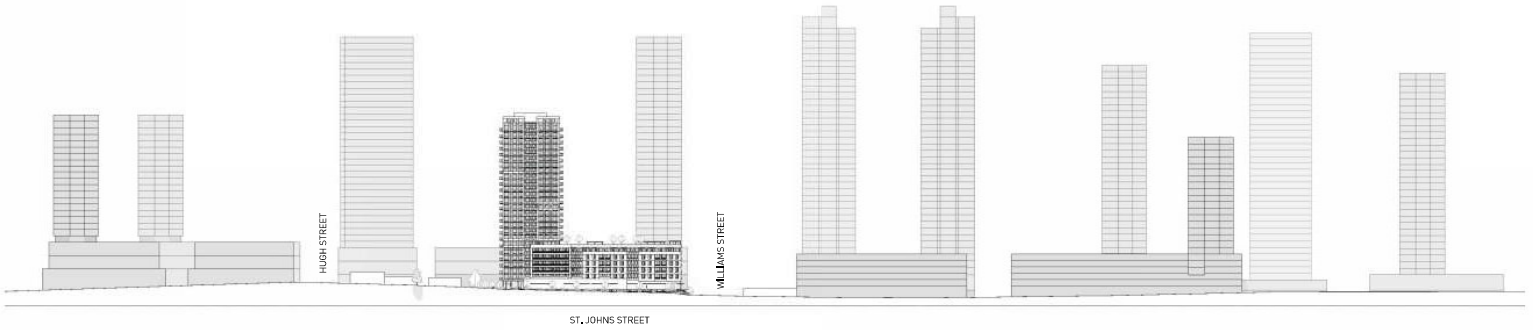

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

CONTEXT ELEVATION

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JOB NUMBER	23014

A-2.05

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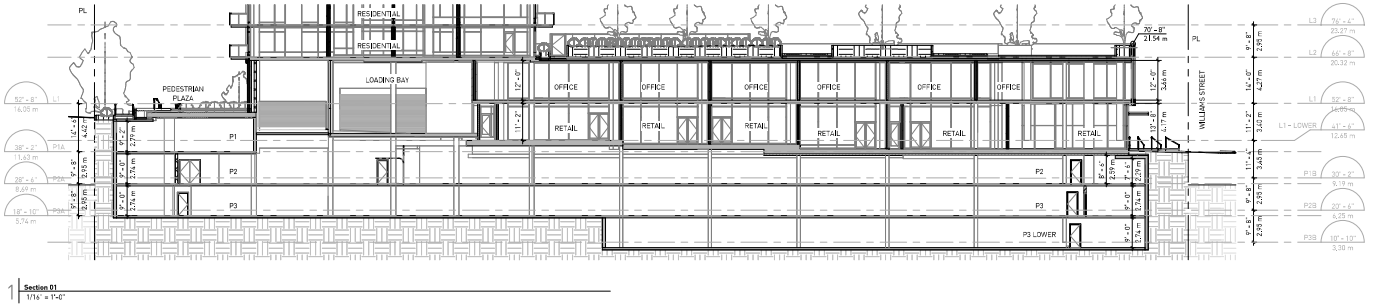

1 Section 01
1/16" = 1'-0"

2 SECTION 02
1/16" = 1'-0"

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2914 ST JOHNS STREET
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BUILDING SECTIONS

DATE	3/20/2026 10:48:42 AM
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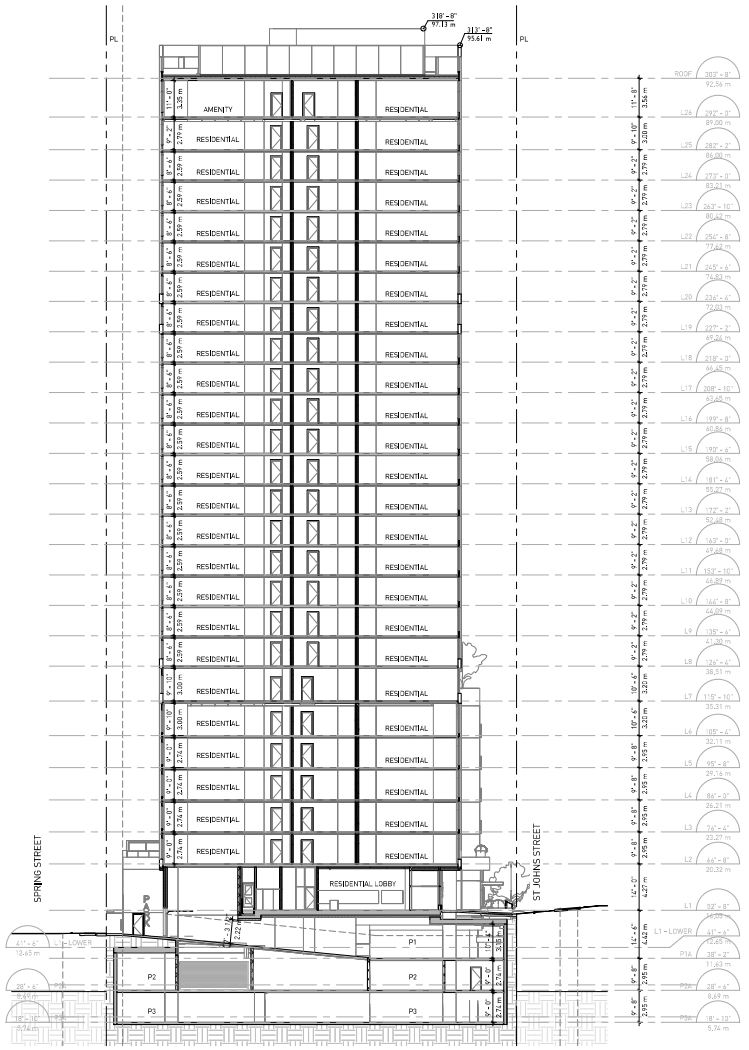
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-3.01

Attachment 7



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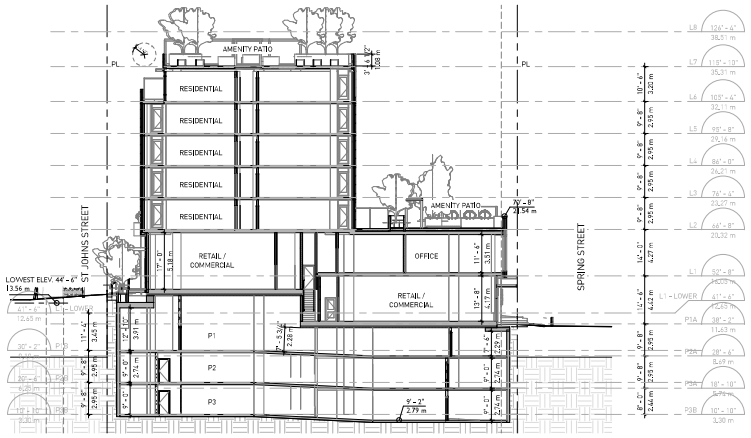

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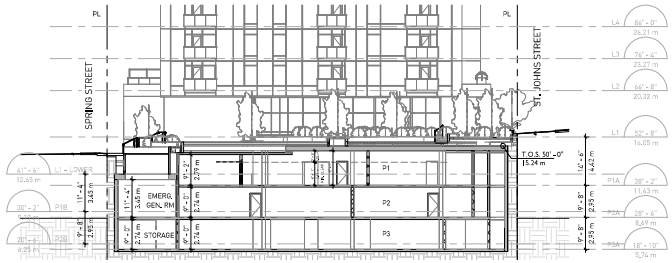

3 SECTION 05
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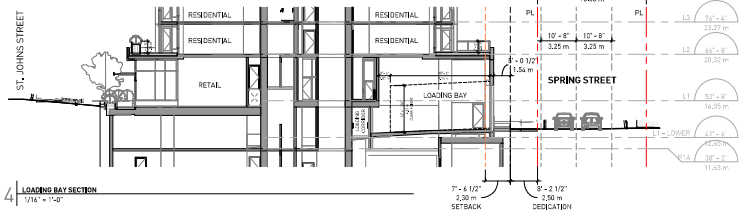

4 LOADING BAY SECTION
1/16" = 1'-0"

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BUILDING SECTIONS

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JOB NUMBER	23014

A-3.02

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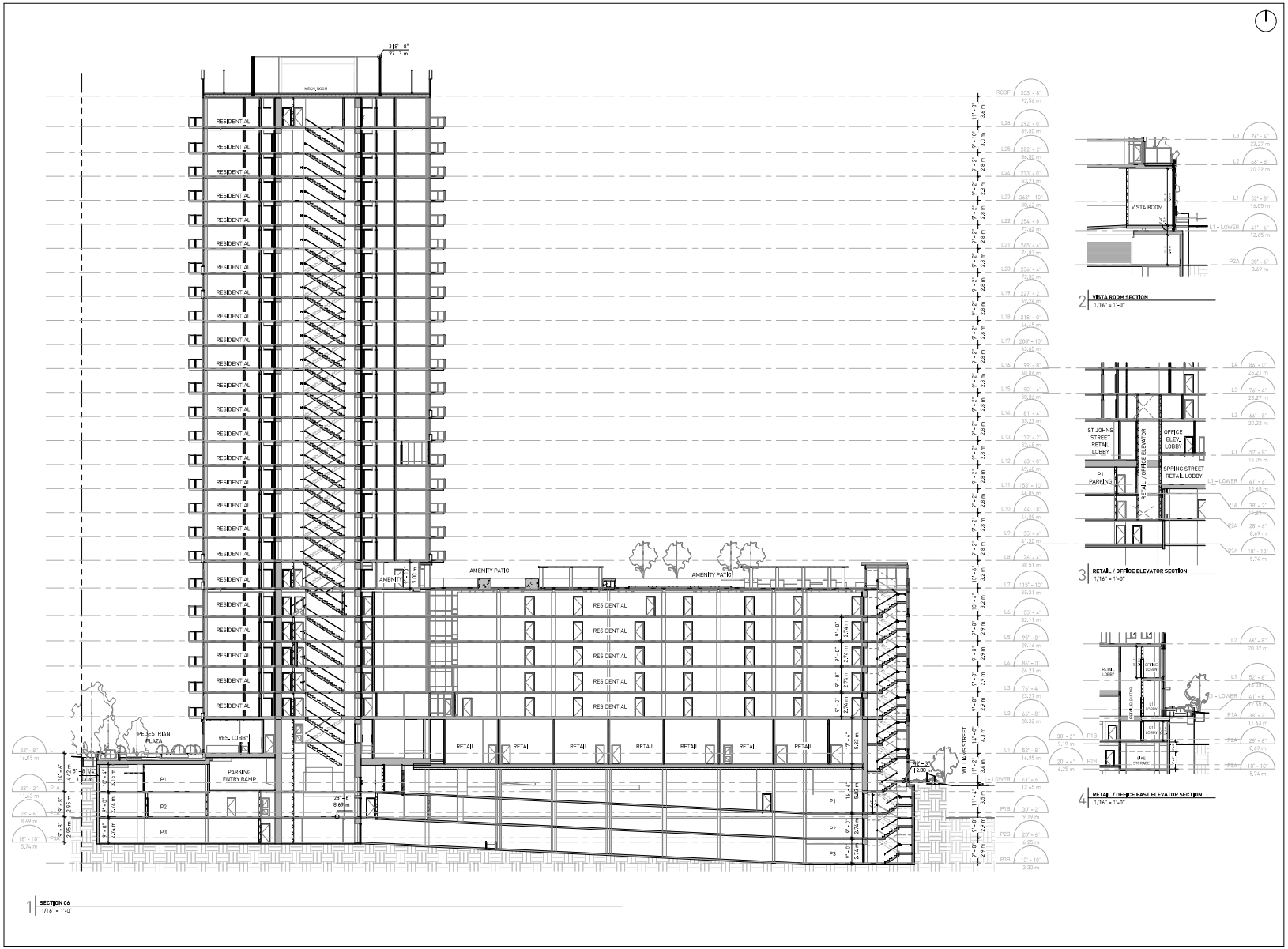

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2914 ST JOHNS STREET
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BUILDING SECTION

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JOB NUMBER	23014

A-3.03

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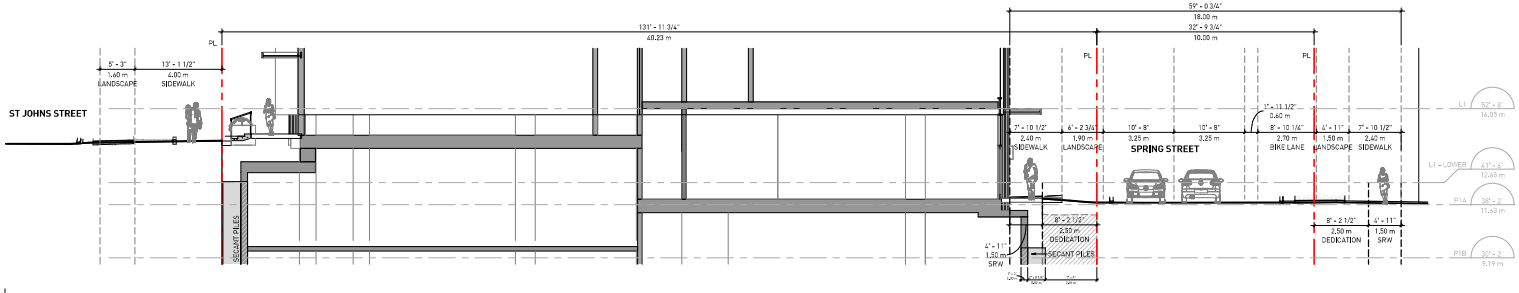
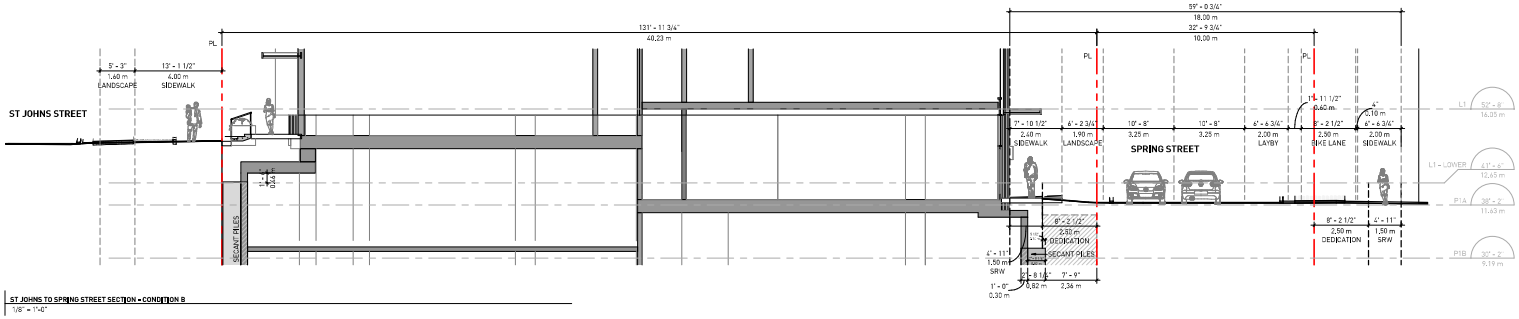
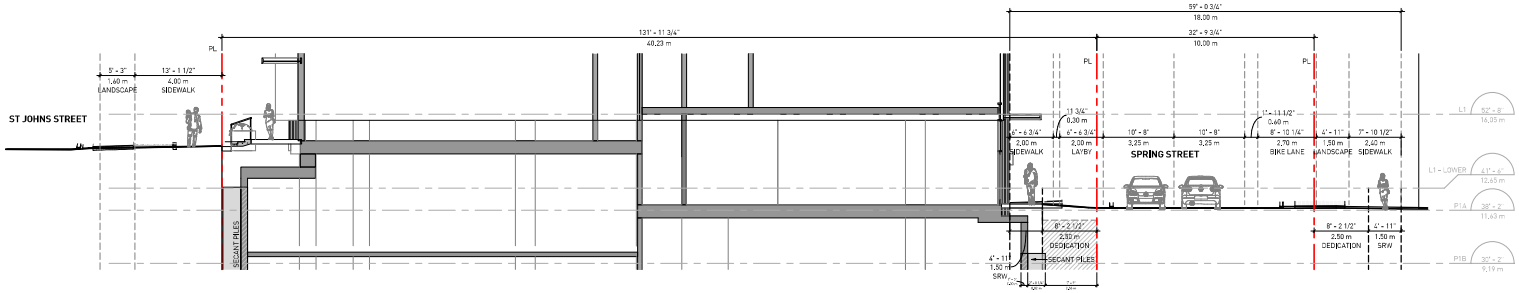


ST JOHNS TO SPRING STREET SECTION - CONDITION A
1/8" = 1'-0"



ST JOHNS TO SPRING STREET SECTION - CONDITION B
1/8" = 1'-0"



ST JOHNS TO SPRING STREET SECTION - CONDITION C
1/8" = 1'-0"

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2914 ST JOHNS STREET
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SPRING STREET SRW COORDINATION

DATE	3/20/2026 10:48:57 AM
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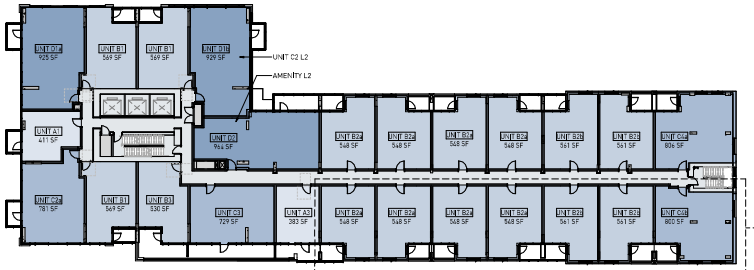
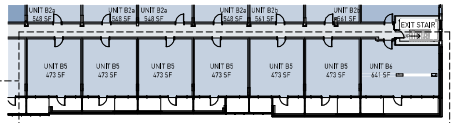
SCALE	1/8" = 1'-0"
JOB NUMBER	23014

A-3.04

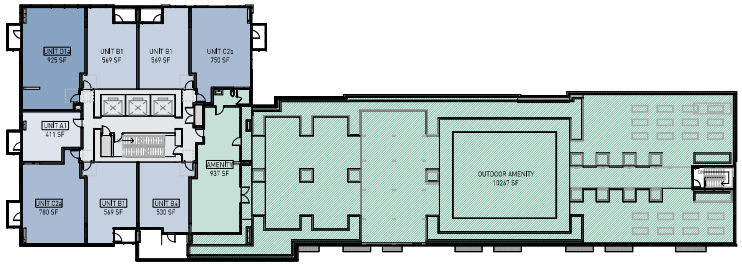
RESIDENTIAL UNIT TYPES			
NAME	AREA	COUNT	TYPE
0BR STUDIO			
UNIT A1	411 SF	25	
UNIT A2	490 SF	19	
UNIT A3	383 SF	6	ADAPT.
		50	
1BR			
UNIT B1	569 SF — 569 SF	92	ADAPT.
UNIT B2a	548 SF	36	
UNIT B2b	541 SF — 541 SF	18	
UNIT B3	530 SF — 530 SF	5	ADAPT.
UNIT B4	530 SF	1	ADAPT.
UNIT B5	473 SF	6	
		158	
1BR+DEN			
UNIT B6	641 SF	1	
		1	
2BR			
UNIT C1	754 SF — 788 SF	38	
UNIT C2a	780 SF — 781 SF	25	ADAPT.
UNIT C2b	750 SF — 751 SF	2	ADAPT.
UNIT C3	729 SF	5	
UNIT C4a	806 SF	5	
UNIT C4b	800 SF — 806 SF	4	
		79	
3BR			
UNIT D1a	925 SF — 925 SF	25	ADAPT.
UNIT D1b	929 SF	4	ADAPT.
UNIT D2	964 SF	4	
		33	
TOTAL: 321		321	



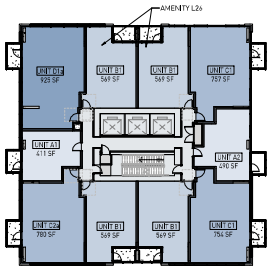
L2-6 - UNIT KEY PLAN



LEVEL 6 - KEY PLAN



L7 - UNIT KEY PLAN



L8-26 - UNIT KEY PLAN

ADAPTABLE UNIT PLAN NOTES:

ALL ADAPTABLE UNITS TO COMPLY WITH BCBC 2018 SECTION 3.8.5.

REQUIREMENTS INCLUDE:

Accessible Path of Travel

1. Within an adaptable dwelling unit, doorways providing access to common living areas and at least one bathroom and one bedroom shall have a clear width of not less than 810 mm.

Unless equipped with a power door operator, a door in an accessible path of travel and floor space on both sides of the bathroom and bedroom doors shall have a clear and level space extending the height of the doorway and not less than:

- *a) 1 500 mm deep by the width of the door assembly plus not less than 600 mm beside the latching jamb of the door on any side of the assembly into which a swinging door swings,*
- *b) 1 200 mm deep by the width of the door assembly plus not less than 300 mm beside the latching jamb of the door on any side of the assembly into which a swinging door does not swing,*
- *c) 1 250 mm deep by a width not less than 900 mm, including not less than 50 mm on the latching jamb side where the approach is perpendicular to a sliding door; and*
- *d) 1 050 mm deep by a width not less than 1 350 mm, including not less than 560 mm on the latching jamb side where the approach is parallel to a sliding door.*

Adaptable Dwelling Unit Bathrooms

1) The bathroom shall be designed to be adaptable for use by persons using wheelchairs by providing
a) a dimension from the front edge of the water closet to the facing wall of not less than 800 mm,
b) a dimension from the front face of the bathtub or shower to the centre line of the water closet not less than 510 mm, and
c) a clear floor space in front of the lavatory not less than 760 mm wide by 1 250 deep centred on the lavatory, and
d) a clear floor space, exclusive of door swing, not less than 760 mm wide by 1 350 mm deep connecting to the route through the doorway.

2) Walls adjacent to the water closet and bathtub or shower shall accommodate the future installation of grab bars conforming to
a) Clauses 3.8.3.11.(1)(a) and (f) for water closets, and
b) Clause 3.8.3.16.(1)(f) for showers or 3.8.3.17.(1)(f) for bathtubs.

Adaptable Dwelling Unit Kitchens

1) The kitchen in an adaptable dwelling unit shall be designed so that the cooktop and sink are adjacent or can have a continuous counter between them.

Controls, Switches and Outlets

1) Controls and switches intended for occupant use, including electrical, telephone, cable and data outlets shall be mounted ≥ 325 mm to ≤ 1 200 mm above the floor.
2) Each adaptable dwelling unit shall be provided with special outlet boxes and cover plates as described in Sentence 3.2.4.19.(6). (See also Sentence 3.2.4.19.(7).)
3) The special outlet boxes and cover plates shall be
- *a) designed, located and wired specifically to allow strobe lights to operate in conformance with*
  - *i) Sentence (4) where a fire alarm system is provided, or*
  - *ii) Sentence (5) where a fire alarm system is not provided,*
- *b) permanently identified as "FIRE – Strobe Light Connection Only," and*
- *c) installed in each*
  - *i) sleeping room or bed space,*
  - *ii) room closed off from the living area by a door including bathrooms, and*
  - *iii) living area or hallway serving the living area.*

7) For the purposes of providing power to the strobe lights that may be connected to the outlets described in Sentence (4), it shall be assumed that the total special outlets for at least 20 percent of the dwelling units in the building are in use.

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UNIT KEY PLAN

DATE	3/20/2026 10:49:02 AM
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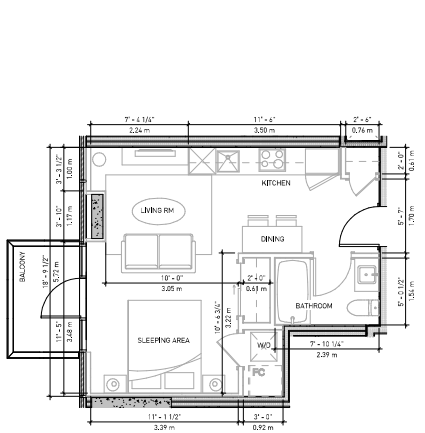
SCALE	As indicated
JOB NUMBER	23014

A-8.00

Attachment 7



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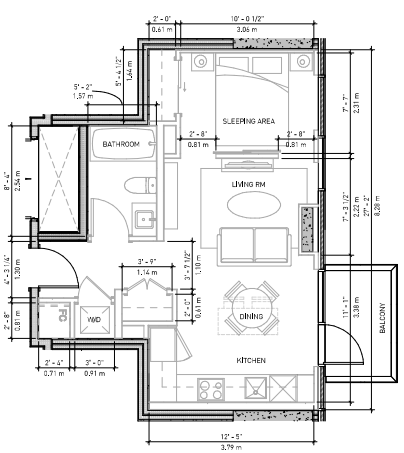

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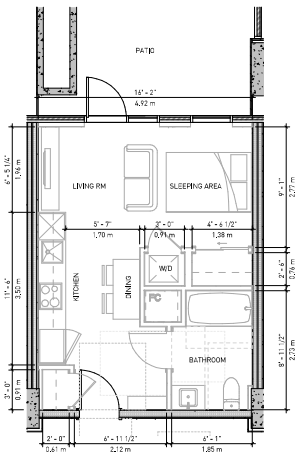

3 UNIT A3 (ADAPTABLE)
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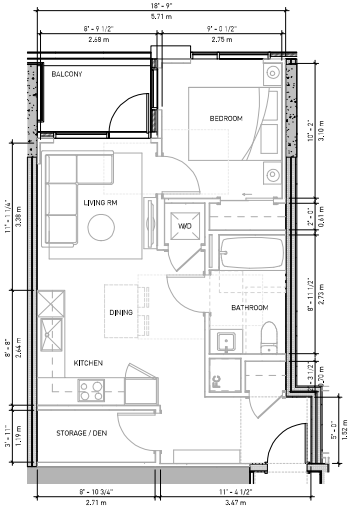
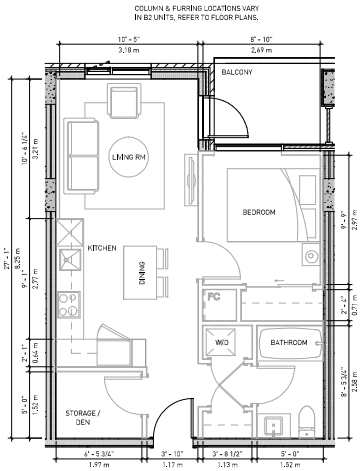
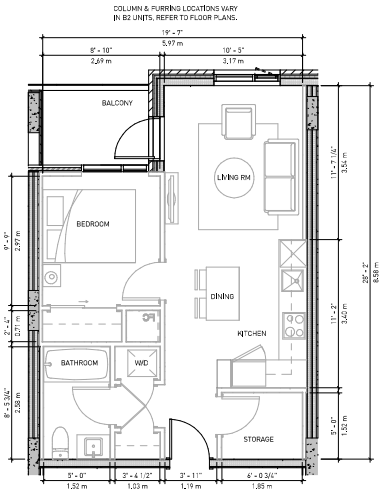


5 UNIT B1 (ADAPTABLE)
1/4" = 1'-0"



6 UNIT B2a
1/4" = 1'-0"



7 UNIT B2b
1/4" = 1'-0"

gbl

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3	2026/03/20	REZONING / DP RE-SUBMISSION

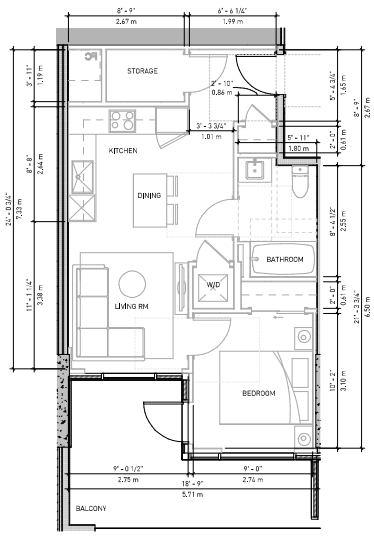
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

UNIT PLANS - STUDIO & 1BR

DATE	3/20/2026 10:49:05 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	23014

A-8.01

Attachment 7



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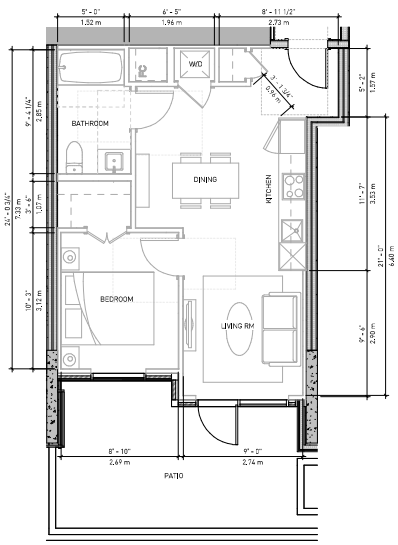

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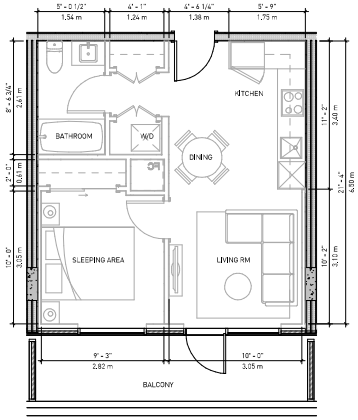
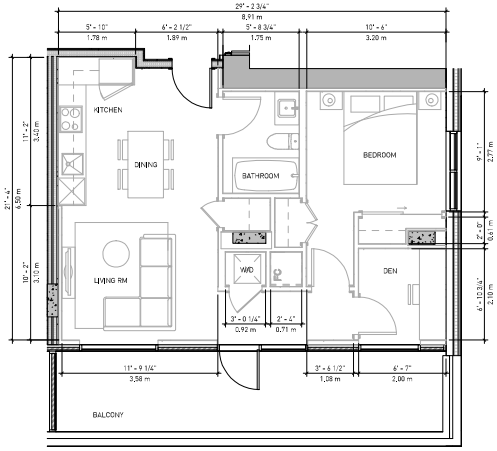
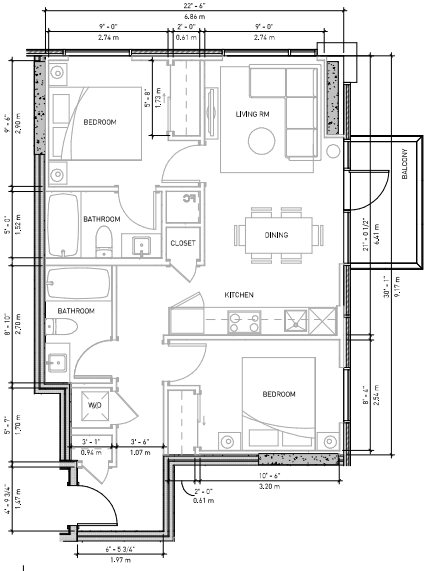


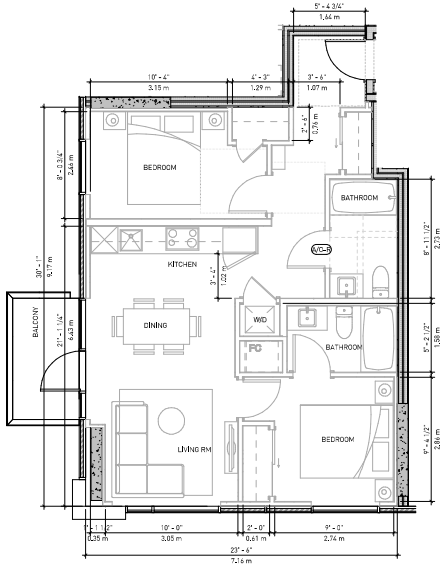
3 UNIT B5
1/4" = 1'-0"



4 UNIT B6
1/4" = 1'-0"



5 UNIT C1
1/4" = 1'-0"



6 UNIT C2 (ADAPTABLE)
1/4" = 1'-0"

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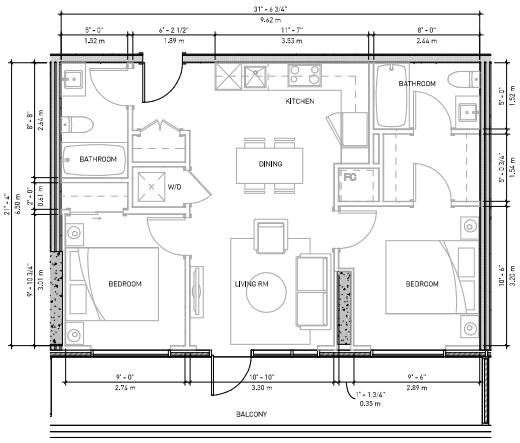
2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

UNIT PLANS - 2BR & 3BR

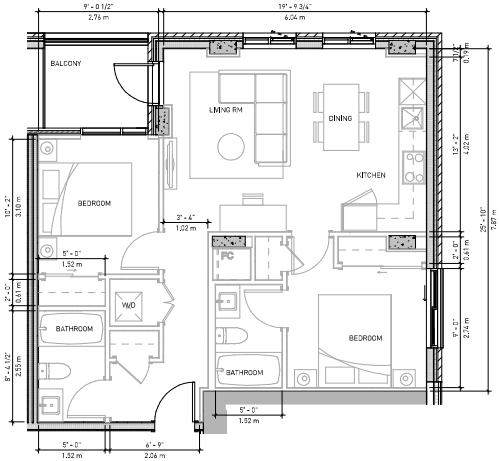
DATE	3/20/2026 10:49:08 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	23014

A-8.02

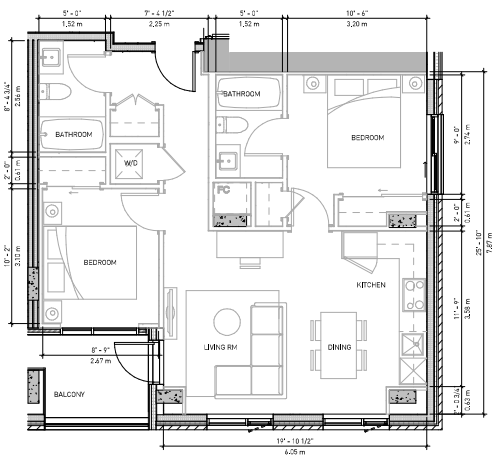
Attachment 7



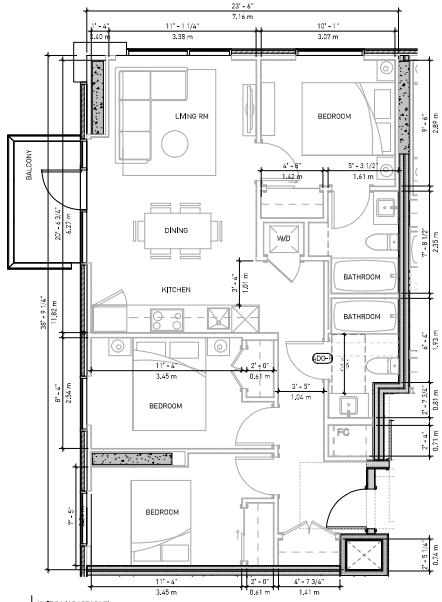
1 UNIT C3
1/4" = 1'-0"



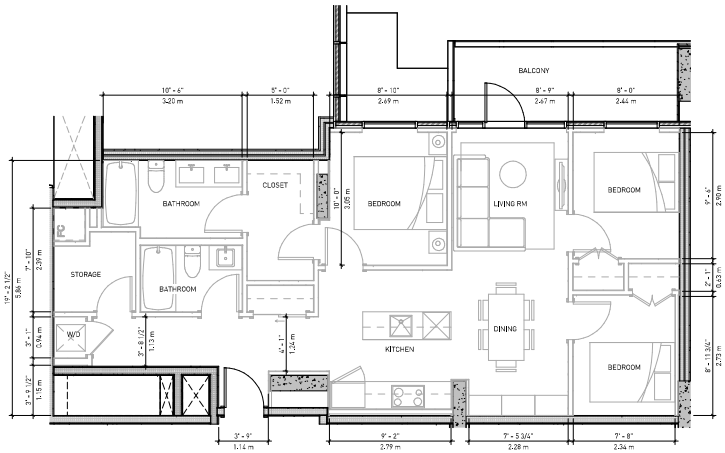
2 UNIT C4a
1/4" = 1'-0"



3 UNIT C4b
1/4" = 1'-0"



4 UNIT D1 (ADAPTABLE)
1/4" = 1'-0"



5 UNIT D2
1/4" = 1'-0"

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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

UNIT PLANS - 2BR & 3BR UNITS

DATE	3/20/2026 10:49:11 AM
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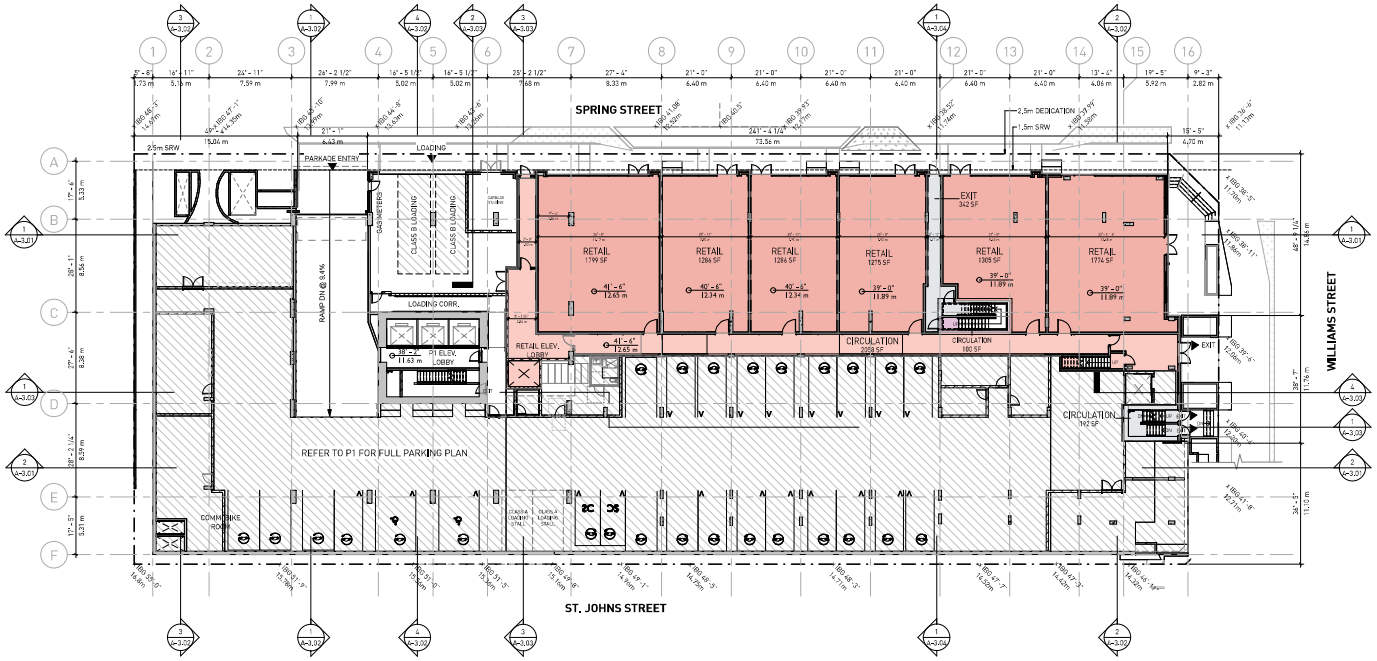
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	23014

A-8.03

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FAR - LEVEL 1 LOWER

DATE	3/20/2026 10:49:14 AM
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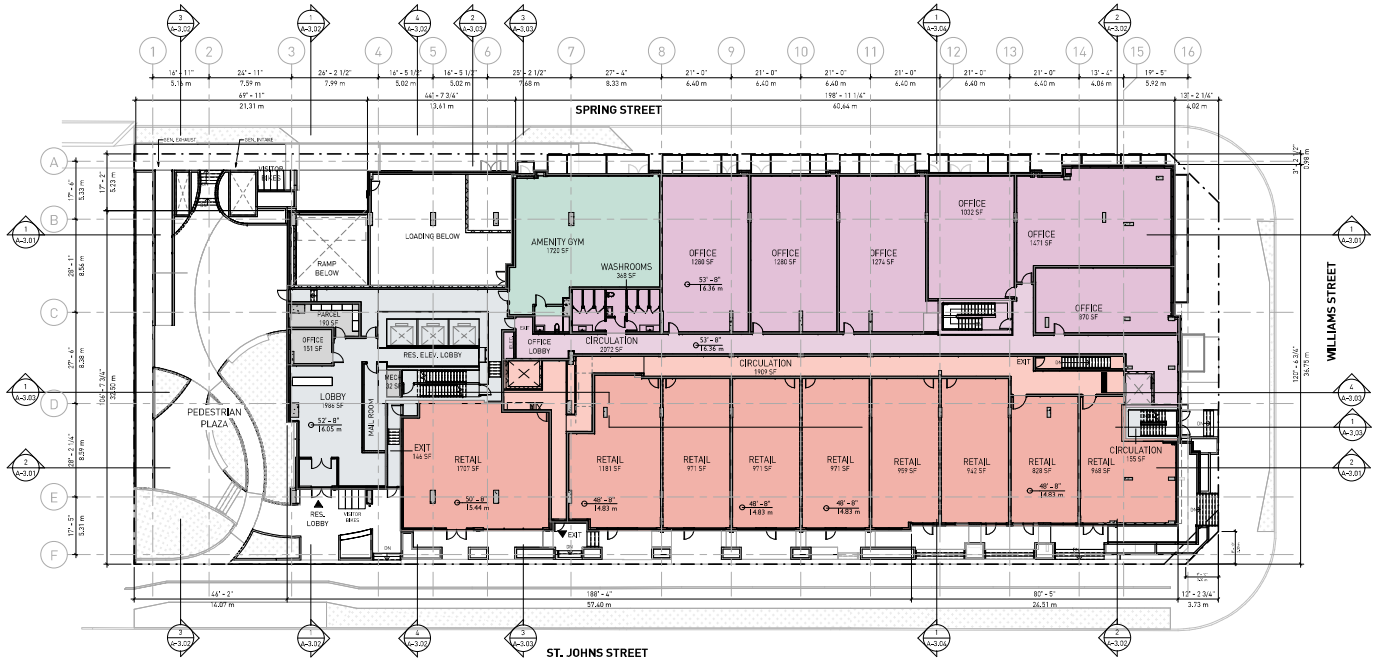
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.01

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FAR - LEVEL 1

DATE	3/20/2026 10:49:16 AM
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CHECKED BY	Checker
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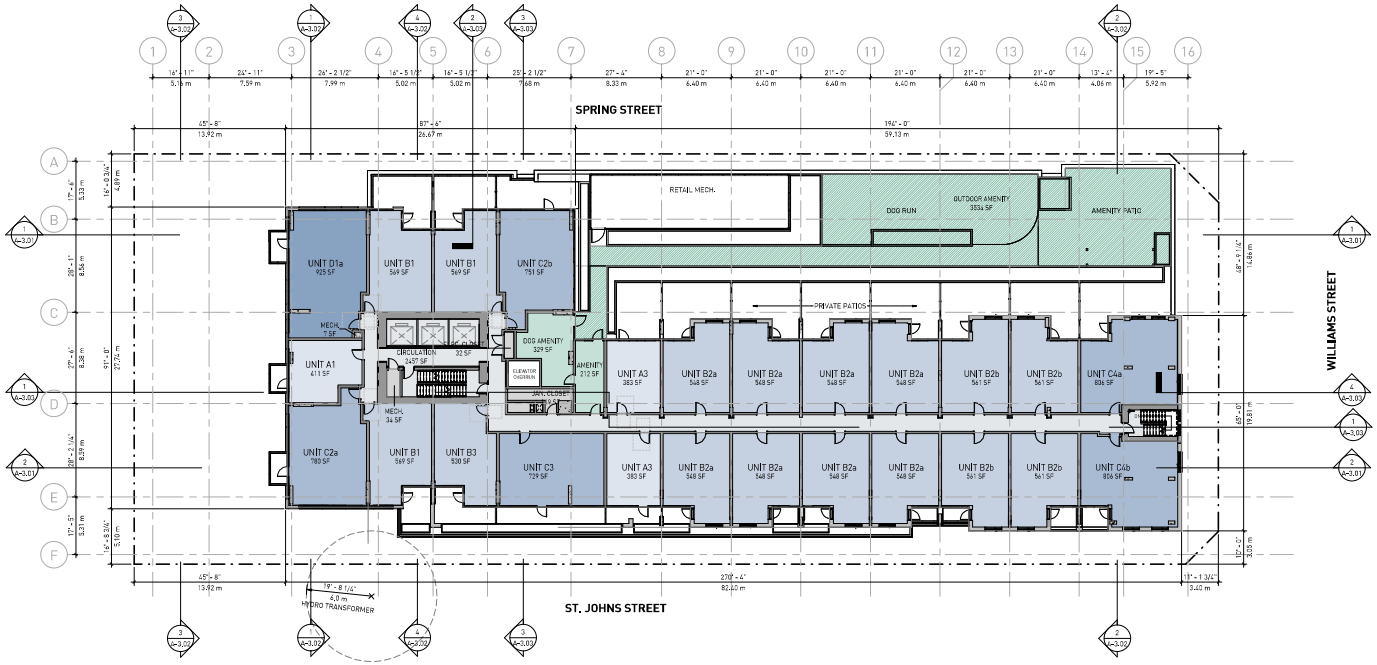
JOB NUMBER	23014

A-11.02

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FAR - LEVEL 2

DATE	3/20/2026 10:49:19 AM
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CHECKED BY	Checker
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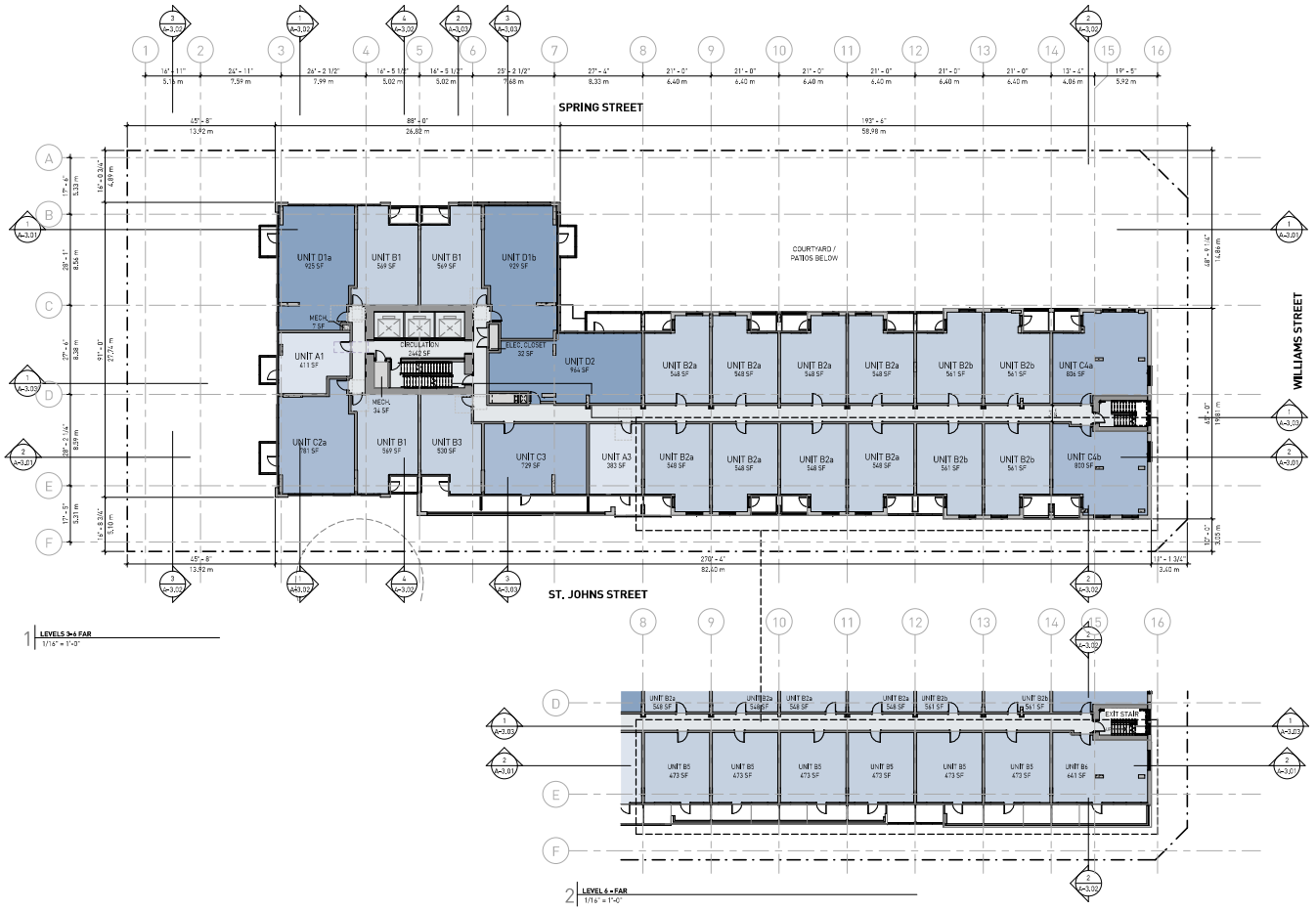
JOB NUMBER	23014

A-11.03

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FAR - LEVEL 3 - 6

DATE	3/20/2026 10:49:21 AM
DRAWN BY	Author
CHECKED BY	Checker
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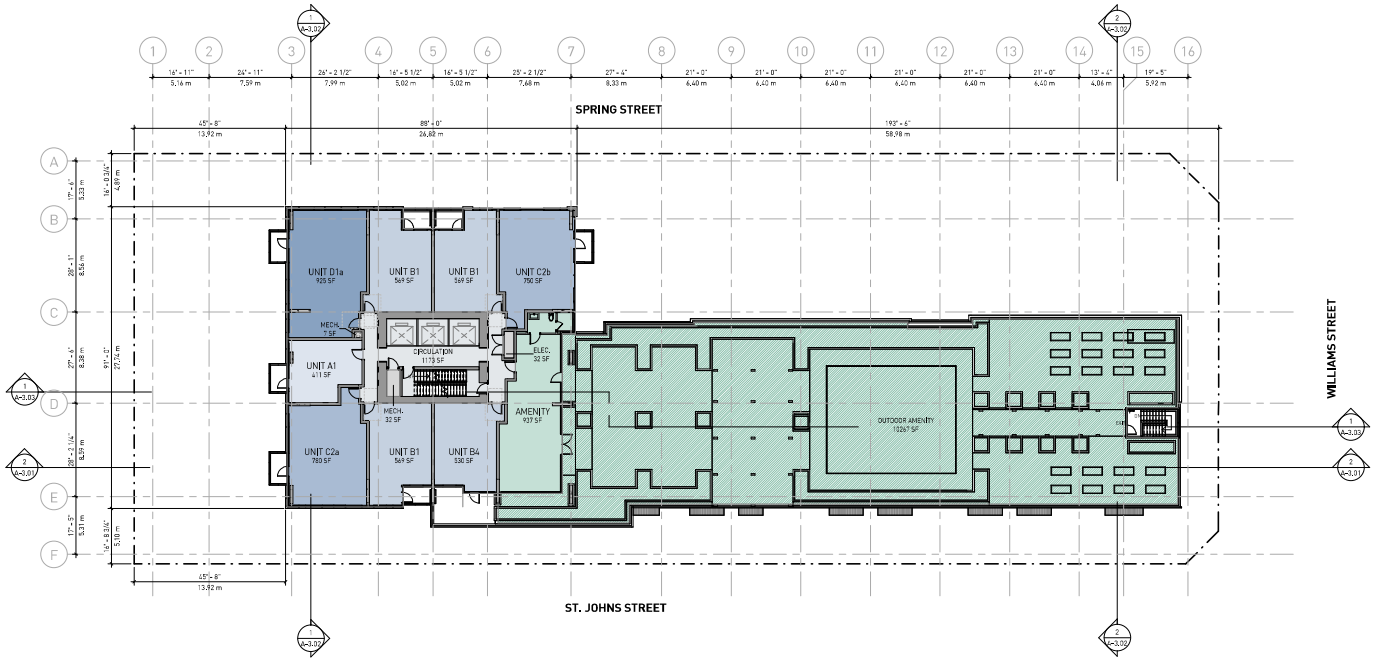
JOB NUMBER	23014

A-11.04

Attachment 7



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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FAR - LEVEL 7

DATE	3/20/2026 10:49:22 AM
DRAWN BY	Author
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SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.05

Attachment 7

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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FAR - LEVELS 8-25 (TYP. TOWER)

DATE	3/20/2026 10:49:24 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.06

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3	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

FAR - LEVEL 26

DATE	3/20/2026 10:49:25 AM
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CHECKED BY	Checker
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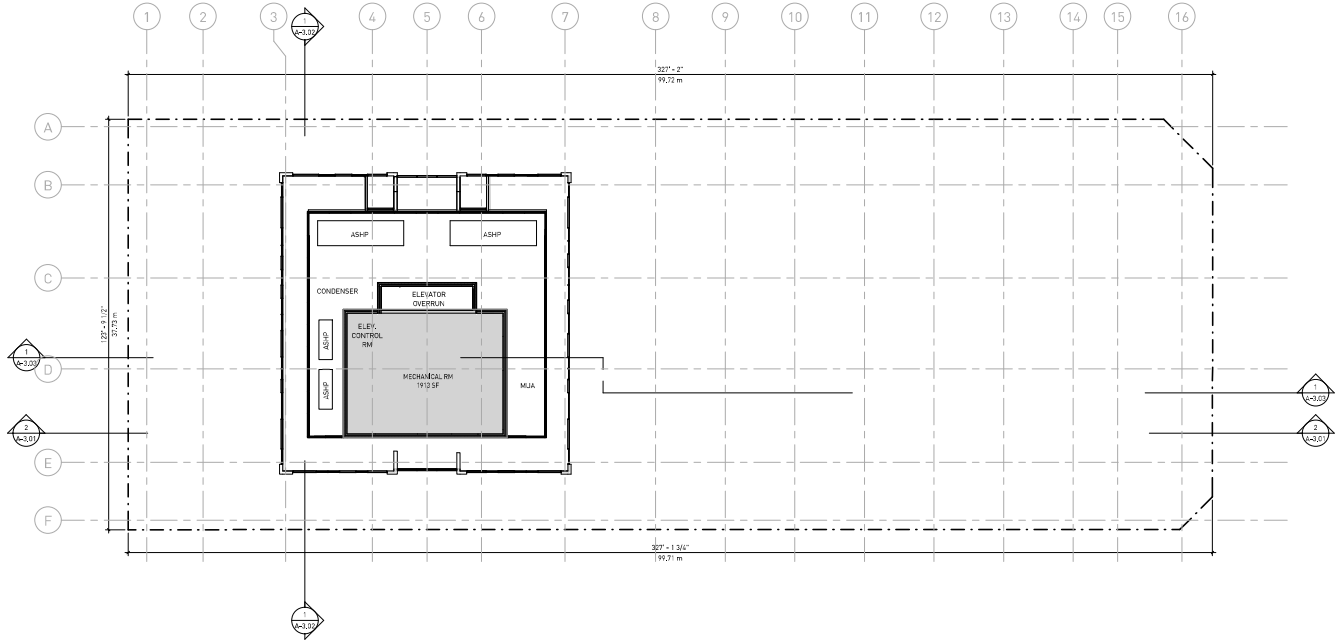
JOB NUMBER	23014

A-11.07

Attachment 7



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2914 ST JOHNS STREET
REZONING / DP RE-SUBMISSION

FAR - ROOF

DATE	3/20/2026 10:49:26 AM
DRAWN BY	Author
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SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.08

Attachment 7

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

3D VIEWS

DATE	3/20/2026 10:49:26 AM
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SCALE	
JOB NUMBER	23014

A-12.01

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

3D VIEWS

DATE	3/20/2026 10:49:26 AM
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CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-12.02

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2914 ST JOHNS STREET
REZONING / DP RE-SUBMISSION

3D VIEWS

DATE	3/20/2026 10:49:27 AM
DRAWN BY	Author
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SCALE	
JOB NUMBER	23014

A-12.03

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2914 ST JOHNS STREET
REZONING / DP
RE-SUBMISSION

3D VIEWS

DATE	3/20/2026 10:49:28 AM
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SCALE	
JOB NUMBER	23014

A-12.04

ST. JOHNS STREET

Rezoning / DP Re-Submission

ANTHEM // CLIENT

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844.186.0104

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	OVERALL ILLUSTRATIVE LANDSCAPE PLAN
L0.3	POST-DEVELOPMENT CANOPY COVERAGE PLAN
L1.0	GROUND LEVEL - MATERIALS PLAN WEST
L1.1	GROUND LEVEL - MATERIALS PLAN EAST
L1.2	GROUND LEVEL - GRADING + SOIL PLAN WEST
L1.3	GROUND LEVEL - GRADING + SOIL PLAN EAST
L1.4	GROUND LEVEL - TREE PLANTING PLAN WEST
L1.5	GROUND LEVEL - TREE PLANTING PLAN EAST
L1.6	GROUND LEVEL - SHRUB PLANTING PLAN WEST
L1.7	GROUND LEVEL - SHRUB PLANTING PLAN EAST
L1.8	GROUND LEVEL - LIGHTING PLAN WEST
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L2.0	LEVEL 2 - MATERIALS PLAN
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L4.1	LEVEL 26 - GRADING PLAN
L5.0	SECTIONS
L5.1	SECTIONS
L6.0	DETAILS
L6.1	DETAILS
L6.2	DETAILS
L6.3	DETAILS
L6.4	DETAILS
L6.5	DETAILS
L6.6	DETAILS
L7.0	PLANT LIST + IMAGES
L7.1	PLANT LIST

GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CONSULTANT TEAM AND OWNER.
13. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF PORT MOODY PROPERTY TO BE AS PER THE CITY OF PORT MOODY STREET RESTORATION MANUAL.
15. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
16. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
17. ALL LANDSCAPING ON CITY PROPERTY MUST FOLLOW THE CITY OF PORT MOODY'S LANDSCAPE STANDARDS. PLANS MUST CLEARLY STATE THAT ALL MATERIALS AND WORKMANSHIP COMPLY WITH THESE STANDARDS

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Project Stamp

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-02-06

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

COVER SHEET

L0.0

Rev. 6 revision

Attachment 8

GENERAL TREE PROTECTION FENCING TYP NOTES:

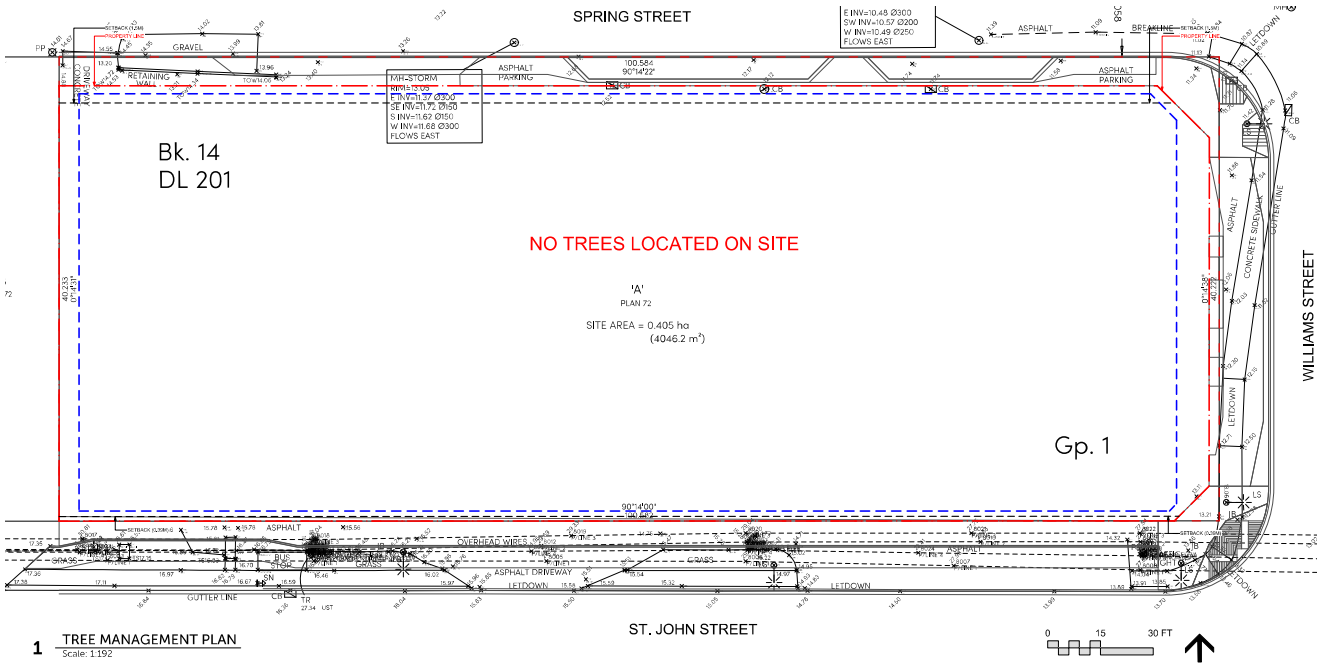
1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO BCLNA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY:
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK, EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
    B. PACK WITH WET PEAT MOSS . MAINTAIN MOISTURE.
    C . PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

TREE PROTECTION BARRIER FENCE
Refer to Tree Protection Notes for Requirements

01
B. Name
EXISTING TREE TO BE REMOVED
Refer to Arborist Report

02
B. Name
EXISTING TREE TO BE RETAINED
Refer to Arborist Report



1 TREE MANAGEMENT PLAN
Scale: 1:192

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Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-05-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-06-20
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	25-03-06

Project Info

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2914 ST JOHNS STREET
PORT MOODY, BC

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Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

TREE MANAGEMENT PLAN

L0.1

Rev. B revision

Attachment 8

KEY LEGEND

A GL: SPRING STREET HIGH STREET

1 BOULEVARDS WITH TREES
2 SPRING ST. FEATURE PAVING
3 LAY-BY PARKING WITH PERMEABLE SURFACE
4 PARKING ACCESS + LOADING

B GL: WILLIAMS STREET RETAIL FRONTAGE

5 CORNER RETAIL PLAZA + POSSIBLE PUBLIC ART
6 RAISED CRU PATIO TO ACTIVATE FRONTAGE
7 BUFFER PLANTING - TIERED

C GL: ST. JOHN'S STREET FRONTAGE

8 RAISED CRU PATIO TO ACTIVATE FRONTAGE
9 BUFFER PLANTING + SMALL TREES
10 BIKE LANE
11 CIP SIDEWALK PER CITY STANDARDS

D GL: PUBLIC PARK

12 LOBBY ENTRANCE WITH BIKE RACKS + SEATING
13 COMMUNITY PLAZA WITH TABLES AND SEATS W/ UMBRELLAS
14 NATURALIZED GARDEN / RAINWATER MANAGEMENT
15 NATURALIZED LANDSCAPE BED W/ NATIVE SPECIES
16 PLAYGROUND + MURAL / ART WALL
17 ADA RAMPS AND STAIRS

E L DO(RUI SOCIA LOUNGE

18 MECHANICAL OVERRUN
19 DOG RUN W/ SEATING
20 PRIVATE PATIOS
21 PLANTING BUFFER AND PRIVACY SCREEN
22 SOCIAL AMENITY AREA
23 PARAPET HEIGHT BAR TABLE + STOOLS
24 BBQ / BAR AREA FOR COCKTAILS OR COOKOUTS

F L OUTDOO SOCIA DINING

25 OUTDOOR SEATING - COUCHES WITH TABLES
26 BUFFER PLANTERS AT EDGES
27 BOSQUE TREE GROVE FOR SHADE
28 MOVEABLE DINING TABLES AND CHAIRS
29 CANOPY OVER BBQ'S
30 POSSIBLE AREA FOR GAMES - TABLE TENNIS, ETC.

G L CENTRA LAWI SPACE

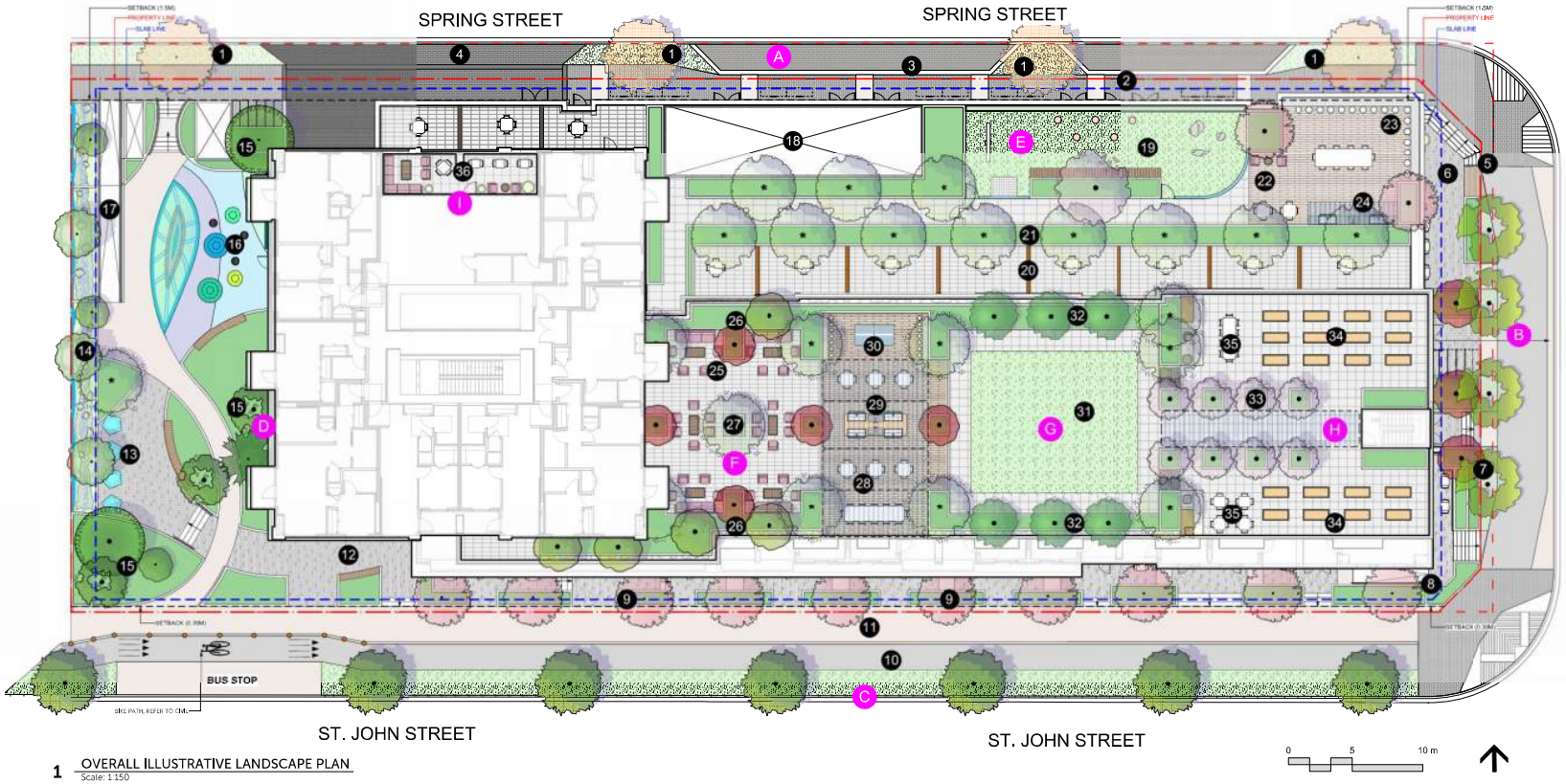
31 LARGE TURF AREA FOR MULTIUSE GAMES
32 BUFFER PLANTING

H L URBAI AGRICULTUR LOUNG

33 FORMAL ROWS OF ORCHARD TREES W/ CANOPY TRELLIS
34 URBAN AGRICULTURE PLANTERS
35 SOCIAL CORNER / HARVEST TABLE

I L2E SOCIA AMENIT DECK

36 MOVABLE SEATING + TABLES W/ PLANTER POTS



1 OVERALL ILLUSTRATIVE LANDSCAPE PLAN
Scale: 1:150

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LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	25-09-26

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Anthem Properties
Architect
GBL Architects Inc
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By: JK/JG | Checked By: ME

OVERALL ILLUSTRATIVE LANDSCAPE PLAN

L0.2

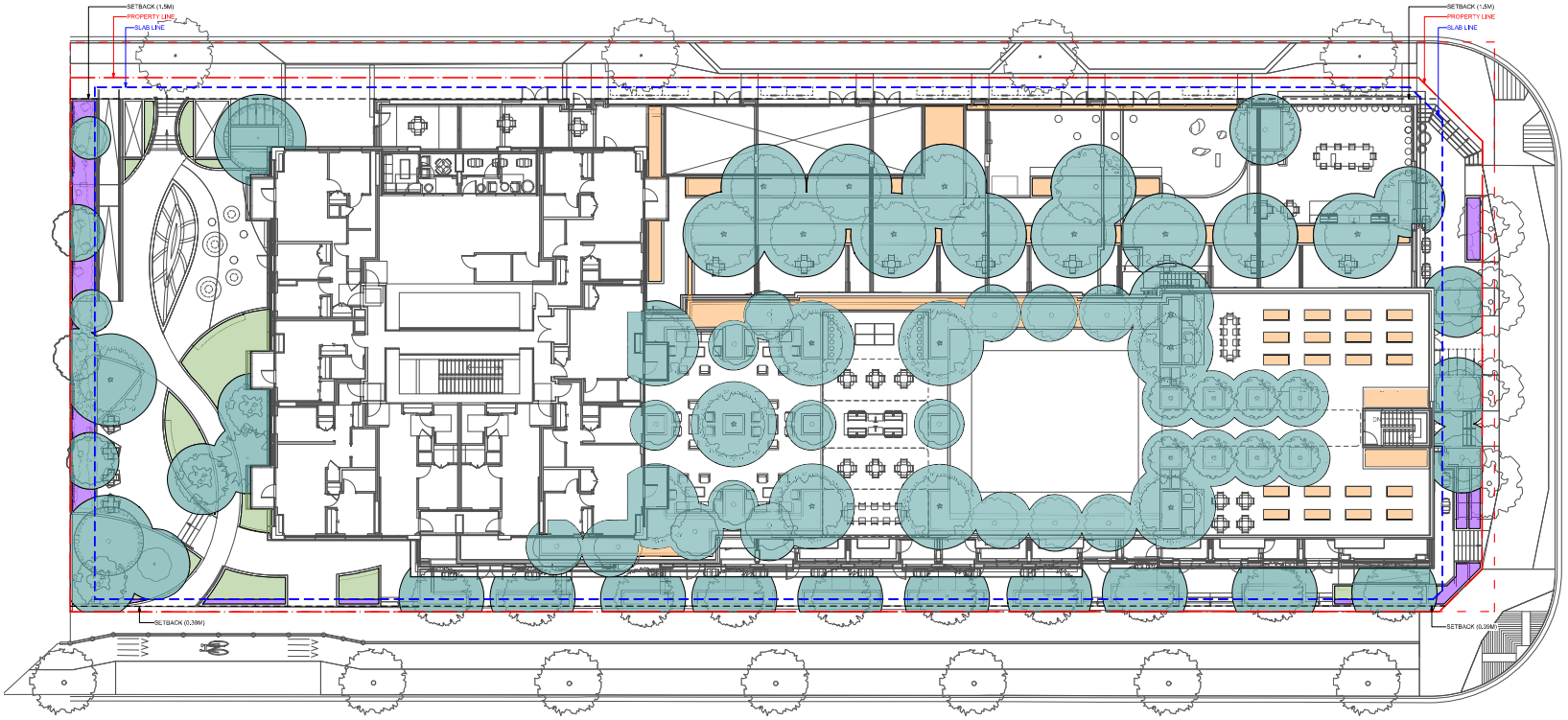
Rev. I revision

Attachment 8

VEGETATIVE COVER LEGEND

SYMBOL	DESCRIPTION	MEASURMENTS	
	INTENSIVE ROOF	81.52 m²	(5.77%)
	PLANTING ON GRADE	29.88 m²	(2.05%)
	PLANTING ON SLAB	57.50 m²	(4.08%)
	TREE CANOPY	1244.56 m²	(88.10%)
	TOTAL VEGETATIVE SITE COVER	1412.60 m²	(100%)

MEASURMENTS	
TOTAL AREA VEGETATIVE COVER:	1450.81 m²
TOTAL SITE AREA (WITHIN P.L.):	3747.52 m²
NET AREA VEGETATIVE COVER (TOTAL AREA VEGETATIVE COVER / TOTAL SITE AREA)	38.70%



1 SITE VEGETATIVE COVER PLAN
Scale: 1:150

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LANDSCAPE ARCHITECT

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GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

POST-DEVELOPMENT CANOPY COVERAGE PLAN

L0.3

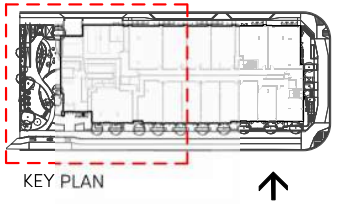
Rev. 8 revision

MATERIALS LEGEND: GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYP 1 CIP CONCRETE PAVING Natural Colour, Broom finish CIP Concrete Paving.	1 L6.0
	P2	PAVING TYP 2 FEATURE PAVING Concrete Unit Paver, Borkman Broadway 100mm, 400 x 100 x 100mm, 90% Natural, 10% Charcoal,	2 L6.0
	P3	PAVING TYP 3 PLAYGROUND SURFACE PIP Rubber Play Surface, By Landsafe or Approved Alternative, Colours: Purple Beige + Blue + Green	3 L6.0
	P4	PAVING TYP 4 PROMENADE PAVING Concrete Unit Paver, Belgard VS5 Series, 150 x 300 x 108mm, Running Bond, Colour: Grey, Per Spring Street Guidelines	4 L6.0
	P5	PAVING TYP 5 VEHICULAR PAVING W CONC BAND Concrete Unit Paver, Belgard VS5 Series, 150 x 300 x 108mm, Running Bond, Colour: Midnight; + Coloured Concrete Banding	5 L6.0
	C1	OFFSITE PAVING TYP 1 PROMENADE PAVING Concrete Unit Paver, Belgard VS5 Series, 150 x 300 x 108mm, Running Bond, Colour: Grey, Per Spring Street Guidelines	4 L6.1
	C2	OFFSITE PAVING TYP 2 CIP CONCRETE PAVING CIP Concrete Paving, Refer to city of Port Moody standards.	5 L6.1
	C3	OFFSITE PAVING TYP 3 ASPHALT Asphalt Bike Lane + Multiuse Path, Refer to Port Moody standards.	1 L6.2
	C4	OFFSITE PAVING TYP 4 PARKING LAY-BYS Belgard Aqualine Permeable Pavers, 110 x 221.5 x 80mm, Running Bond, Colour: Natural Grey, Per Spring Street Guidelines	6 L6.1
	L1	PLANTING TYP 1 BOULEVARD PLANTING OI GRADE 300mm Min. Soil Depth for Sodded Lawn 600mm Min. Soil Depth for Shrubs, 900mm Min. Soil Depth for Trees	2 L6.2
	L2	PLANTING TYP 2 BIORETENTION PLANTING OI GRADE 900mm min. bioretention soil depth on filter cloth on 460mm min. 3/8" (10mm)clear minus.	3 L6.2
	W1	WALL TYP 1 CONCRETE PLANTER On Grade and on Slab, C.I.P. Concrete with Boardform Finish, Ht. varies.	4 L6.2
	S1	SEATING TYP 1 CUSTOM BENCH W CANOPY Custom bench W/ Custom Canopy, To Be Coordinated W/ Arch/ Structural	1 L6.4
	S2	SEATING TYP 2 CURVILINEAR BENCH Streetlife Cliffhanger Curving Bench mounted to pre-cast concrete base	2 L6.4
	S3	SEATING TYP 3 MOVABLE TABLE AND CHAIR Landscape Forms: Parc Table + Chair, Solstice Umbrella, By Owner	3 L6.4
	F1	MOVABLE PLANTER POTS Green Theory: Round, By Owner	1 L6.5
	F2	PIP RUBBER MOUNDS Product TBD, Non-Climable	3 L6.3
	F3	BIKE RACKS Iconic Bike Rack by Maglin	4 L6.3
	F4	MURAL CLIMBING WALL By Owner - To be Coordinated with Architecture Product TBD	
	F5	FEATURE FENCE (CUSTOM) Powdercoated Aluminium Fence on Concrete Base	3 L6.3
	F6	BOLLARDS Bollards - To Be Coordinated with Civil	
	G1	STRUCTURAL SOIL SILVA CELLS Possible Structural Soil or Silva Cells - To Be Coordinated with Civil. Final Dimensions To be Coordinated With City of Port Moody Engineers.	2 L6.2

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.



1 GROUND LEVEL - MATERIALS PLAN WEST
Scale: 1:150

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Project Stamp

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LANDSCAPE ARCHITECT

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Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - MATERIALS PLAN WEST

L1.0

Rev. 8 revision

Attachment 8

MATERIALS LEGEND: GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	PAVING TYP 1 CIP CONCRETE PAVING Natural Colour, Broom finish CIP Concrete Paving.	1 L6.0
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	P3	PAVING TYP 3 PLAYGROUND SURFACE PIP Rubber Play Surface, By Landsafe or Approved Alternative, Colours: Purple Beige + Blue + Green	3 L6.0
	P4	PAVING TYP 4 PROMENADE PAVING Concrete Unit Paver, Belgard VSS Series, 150 x 300 x 108mm, Running Bond, Colour: Grey, Per Spring Street Guidelines	4 L6.0
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	W1	WALL TYP 1 CONCRETE PLANTER On Grade and on Slab, C.I.P. Concrete with Boardform Finish, Ht. varies.	4 L6.2
	S1	SEATING TYP 1 CUSTOM BENCH W CANOPY Custom bench W/ Custom Canopy, To Be Coordinated W/ Arch/ Structural	1 L6.4
	S2	SEATING TYP 2 CURVILINEAR BENCH Streetlife Cliffhanger Curving Bench mounted to pre-cast concrete base	2 L6.4
	S3	SEATING TYP 3 MOVABLE TABLE AND CHAIR Landscape Forms: Parc Table + Chair, Solstice Umbrella, By Owner	3 L6.4
	F1	MOVABLE PLANTER POTS Green Theory: Round, By Owner	1 L6.5
	F2	PIP RUBBER MOUNDS Product TBD, Non-Climable	3 L6.3
	F3	BIKE RACKS Iconic Bike Rack by Maglin	4 L6.3
	F4	MURAL CLIMBING WALL By Owner - To be Coordinated with Architecture Product TBD	
	F5	FEATURE FENCE (CUSTOM) Powdercoated Aluminium Fence on Concrete Base	3 L6.3
	F6	BOLLARDS Bollards - To Be Coordinated with Civil	
	G1	STRUCTURAL SOIL SILVA CELLS Possible Structural Soil or Silva Cells - To Be Coordinated with Civil. Final Dimensions To be Coordinated With City of Port Moody Engineers.	2 L6.2

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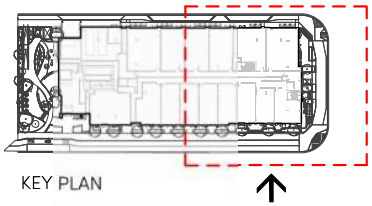
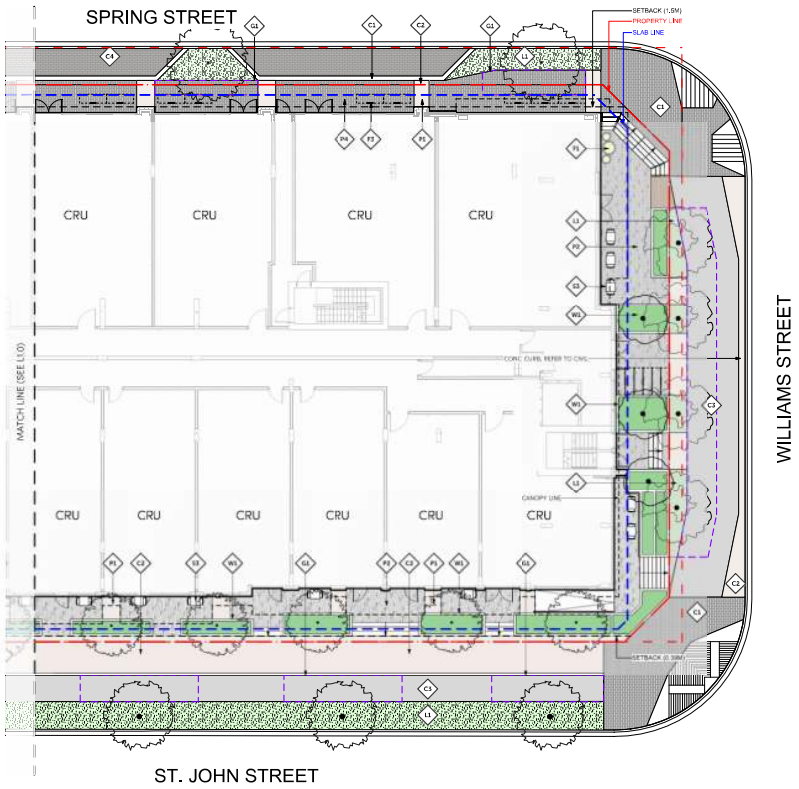
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.





1 GROUND LEVEL - MATERIALS PLAN EAST
Scale: 1:150

0 5 10 m

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

Issues

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-02-06

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - MATERIALS PLAN EAST

L1.1

Rev. B revision

Attachment 8

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
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4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
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9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
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GRADING LEGEND

EL / 30.48m	EXISTING ELEVATION BY SURVEY (SEE ARCH.)
FFE / 30.48m	PROPOSED ARCH. ELEVATION (SEE ARCH.)
EL / 30.48m	PROPOSED ELEVATION
TW / 30.48m	TOP OF WALL ELEVATION
BW / 30.48m	BOTTOM OF WALL ELEVATION
TS / 30.48m	TOP OF STAIRS ELEVATION
BS / 30.48m	BOTTOM OF STAIRS ELEVATION
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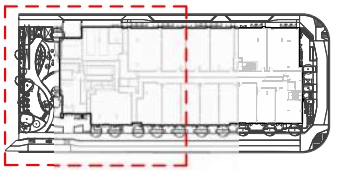
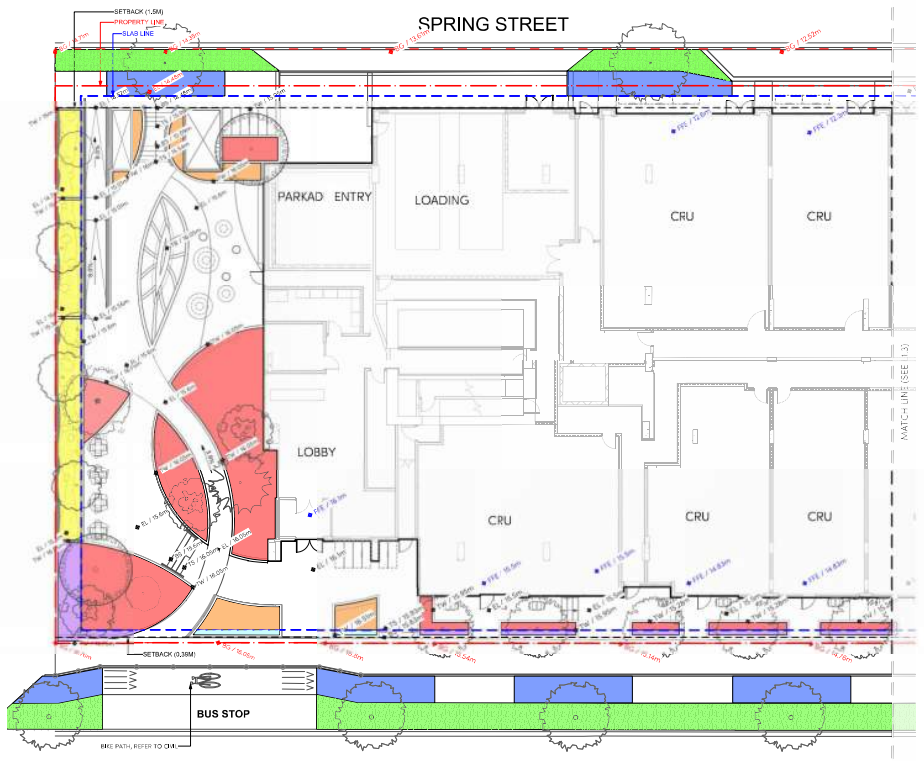
2%	SLOPE AND DIRECTION

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	BIORETENTION PLANTING AT GRADE 50mm Mulch + 900mm Minimum Bioretention Soil Depth on 460mm Drainage Rock
	OFFSITE PLANTING AT GRADE 300mm Min. Soil Depth for Sodded Lawn 600mm Min. Soil Depth for Shrubs, 900mm Min. Soil Depth for Trees
	SHRUB PLANTING AT GRADE 50mm Mulch + 600mm Minimum Soil Depth
	TREE PLANTING AT GRADE 50mm Mulch + 900mm Minimum Soil Depth
	SHRUB PLANTING AT SLAB 50mm Mulch + 600mm Minimum Soil Depth + 100mmDrainage Layer
	TREE PLANTING AT SLAB 50mm Mulch + 900mm Minimum Soil Depth + 100mm Drainage Layer
	STRUCTURAL SILVA CELL (OFFSITE) Possible Structural Soil or Silva Cell, To Be Coordinated w/ Civil and City of Port Moody Engineers.





1 GROUND LEVEL - GRADING + SOIL PLAN EAST
Scale: 1:150

0 5 10 m

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Project Stamp

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Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - GRADING + SOIL PLAN WEST

L1.2

Rev. B revision

Attachment 8

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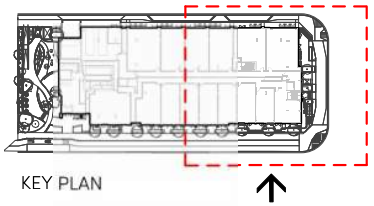

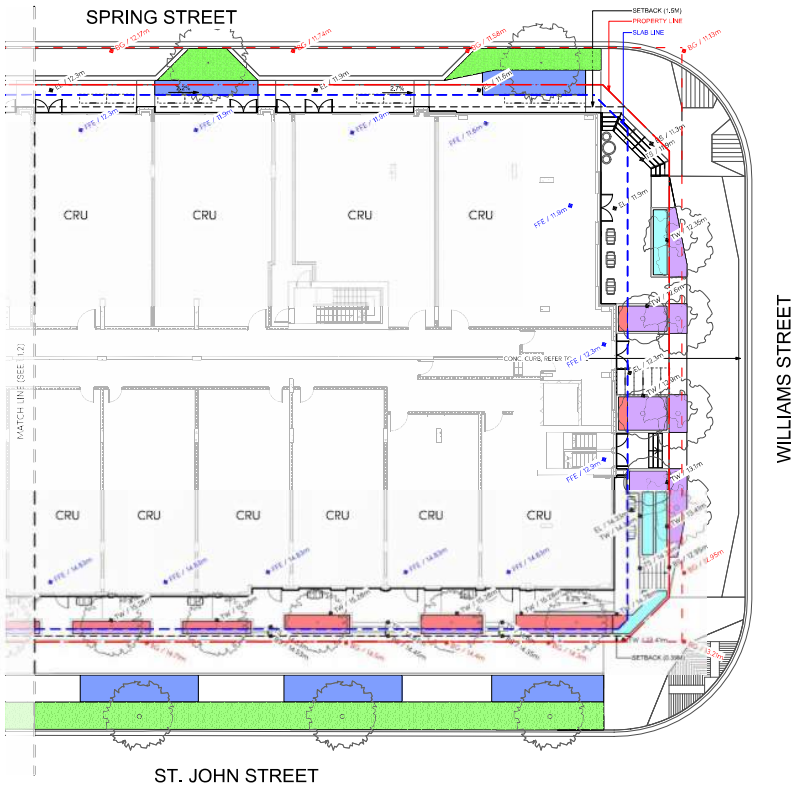

1 GROUND LEVEL - GRADING + SOIL PLAN EAST
Scale: 1:150

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Project Stamp

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Anthem Properties

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GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - GRADING + SOIL PLAN EAST

L1.3

Rev. 8 revision

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
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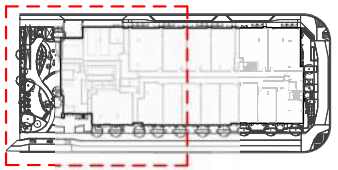
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.

BIRD FRIENDLY DESIGN NOTES:

1. THE PLANT LIST INCLUDES A VARIETY OF VEGETATION SIZES AND CANOPY WIDTHS TO ENCOURAGE BIRDS TO INHABIT PARTS OF THE SITE AND VISIT THROUGHOUT
2. SELECT PLANTINGS ARE NATIVE TO THE REGION TO ENCOURAGE A NUMBER OF NATIVE SPECIES TO VISIT OR INHABIT THE SITE
3. TWO BIRDHOUSES HAVE BEEN LOCATED ON SITE (FINAL LOCATIONS TBD)
4. PROTECTION OF EXISTING TREES/BIRD HABITATS
5. A MIX OF LAYERED PLANTING TYPOLOGIES HAVE BEEN INCORPORATED (PERENNIALS, SHRUBS, GRASSES, TREES)

NOTE:

1. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FT. LONG AND 18 INCHES IN. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.



1 GROUND LEVEL - TREE PLANTING PLAN WEST
Scale: 1:150

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

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Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - TREE PLANTING PLAN WEST

L1.4

Rev. 6 revision

Attachment 8

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8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
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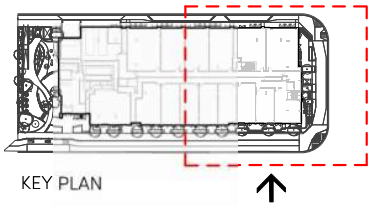

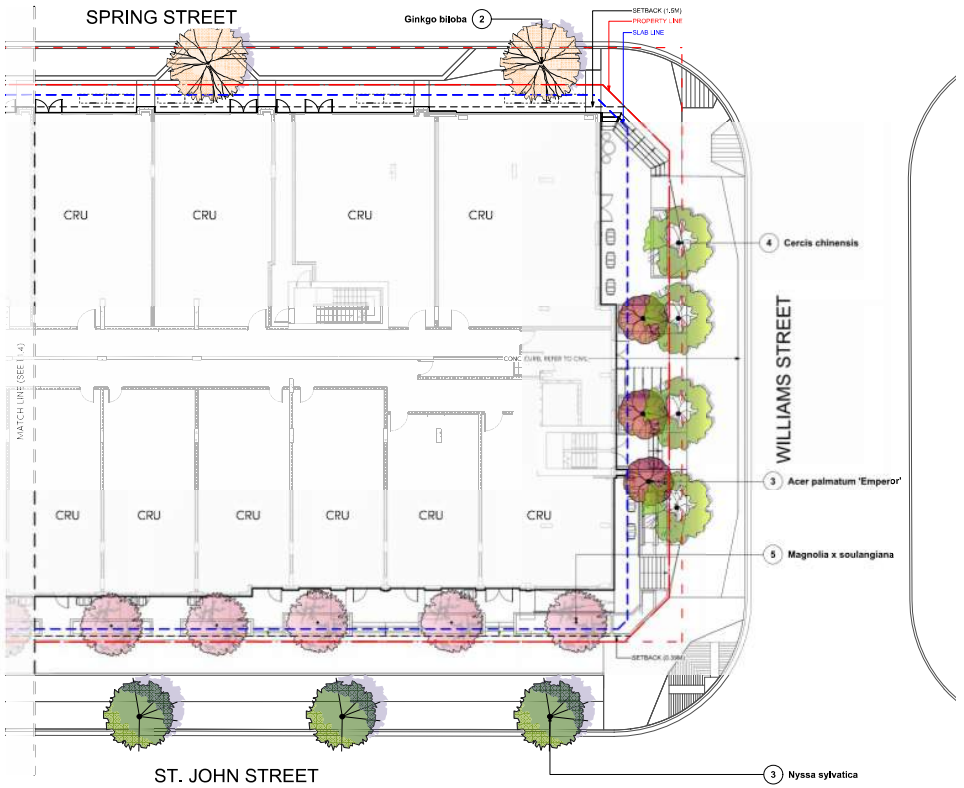

1 GROUND LEVEL - TREE PLANTING PLAN EAST
Scale: 1:150

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L1.5

Rev. 6 revision

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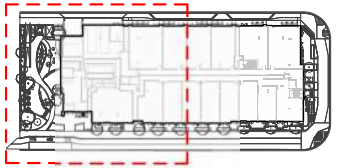
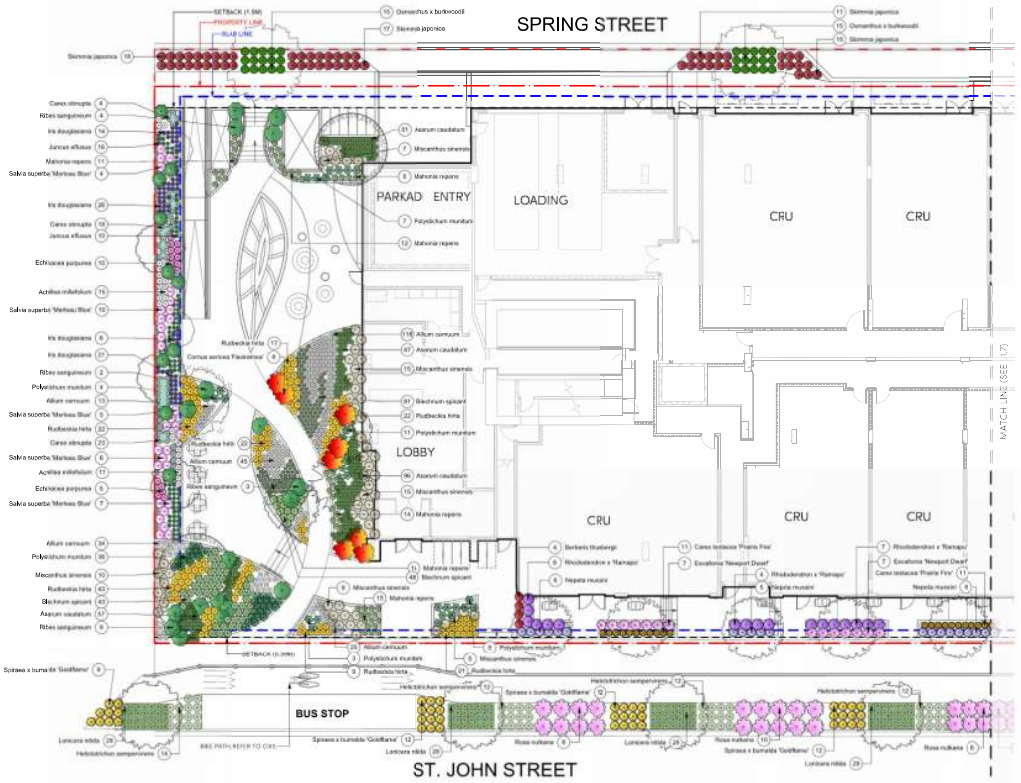
1. THE PLANT LIST INCLUDES A VARIETY OF VEGETATION SIZES AND CANOPY WIDTHS TO ENCOURAGE BIRDS TO INHABIT PARTS OF THE SITE AND VISIT THROUGHOUT
2. SELECT PLANTINGS ARE NATIVE TO THE REGION TO ENCOURAGE A NUMBER OF NATIVE SPECIES TO VISIT OR INHABIT THE SITE
3. TWO BIRDHOUSES HAVE BEEN LOCATED ON SITE (FINAL LOCATIONS TBD)
4. PROTECTION OF EXISTING TREES/BIRD HABITATS
5. A MIX OF LAYERED PLANTING TYPOLOGIES HAVE BEEN INCORPORATED (PERENNIALS, SHRUBS, GRASSES, TREES)

NOTE:

1. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FT. LONG AND 18 INCHES IN. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION.



KEY PLAN



1 GROUND LEVEL - SHRUB PLANTING PLAN WEST
Scale: 1:150

0 5 10 m

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Project Stamp

MICHAEL N. ENNS
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LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
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Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - SHRUB PLANTING PLAN WEST

L1.6

Rev. I revision

Attachment 8

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF PORT MOODY ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.

BIRD FRIENDLY DESIGN NOTES:

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NOTE:

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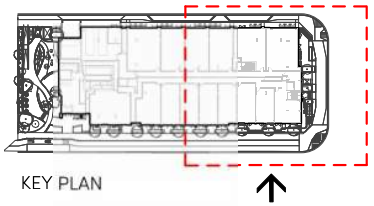

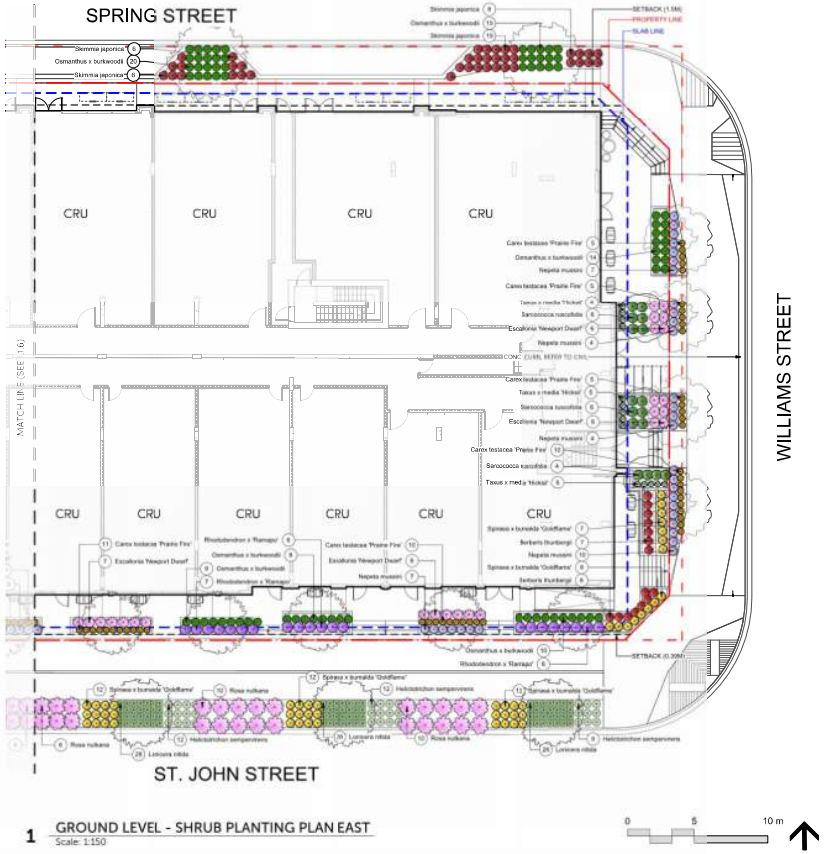

1 GROUND LEVEL - SHRUB PLANTING PLAN EAST
Scale: 1:150

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GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - SHRUB PLANTING PLAN EAST

L1.7

Rev. 8 revision

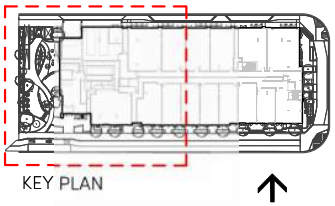
Attachment 8

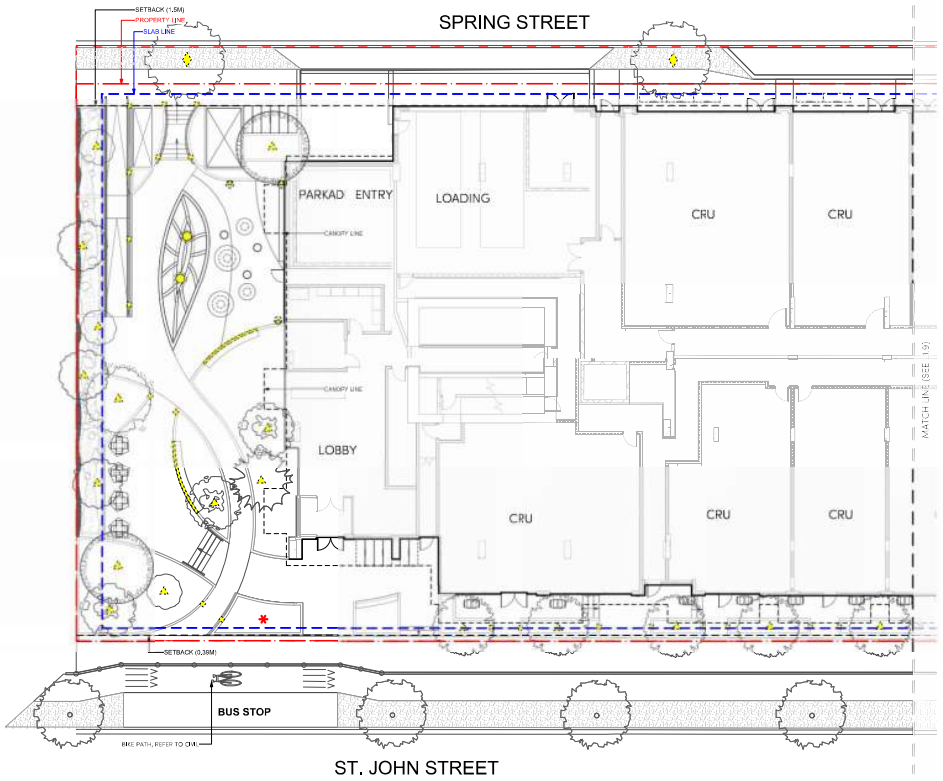
GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINAIRES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.
16. NON-ESSENTIAL EXTERIOR LIGHTING TO BE DIMMED FROM MIDNIGHT TO 6AM. LIGHTING FIXTURES WITH DARK SKY FRIENDLY LABELS WILL BE SELECTED PER EN8 OF THE SUSTAINABILITY REPORT CARD.

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION
	TYPE 1	**LIGHT TYPE 1: WALL INSET** Recessed Wall – Shielded Light #22 203 by Bega Lighting or Approved Equivalent
	TYPE 2	**LIGHT TYPE 2: SPOT FLOOD** Spot Flood Light - Black – 2700k 18W Denali Flood Light by BK Lighting or Approved Equivalent
	TYPE 3	**LIGHT TYPE 3: LED STRIP** Mounted in Recess Orion Belt Beam Spread LED by Bruck or Approved Equivalent
	TYPE 4	**LIGHT TYPE 4: CATENARY LIGHTING** Refer to Electrical/Structural/Architecture
	TYPE 5	**LIGHT TYPE 5: SCONCE LIGHT** Sconce Lighting on Canopy
	TYPE 6	**LIGHT TYPE 6: LED STRING LIGHTS** Outlet for LED String Lights
	TYPE 7	**LIGHT TYPE 7: BOLLARD PATH LIGHT** Unshielded Bollard one Side Lighting #99 326 by Bega Lighting or Approved Equivalent
		STUBOUT LOCATION Refer to Electrical





1 GROUND LEVEL - LIGHTING PLAN WEST
Scale: 1:150

0 5 10 m

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

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Drawn By	Checked By
JK/JG	ME

GROUND LEVEL -
LIGHTING PLAN WEST

L1.8

Rev. 8 revision

Attachment 8

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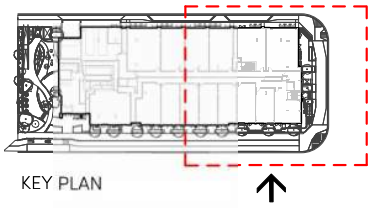

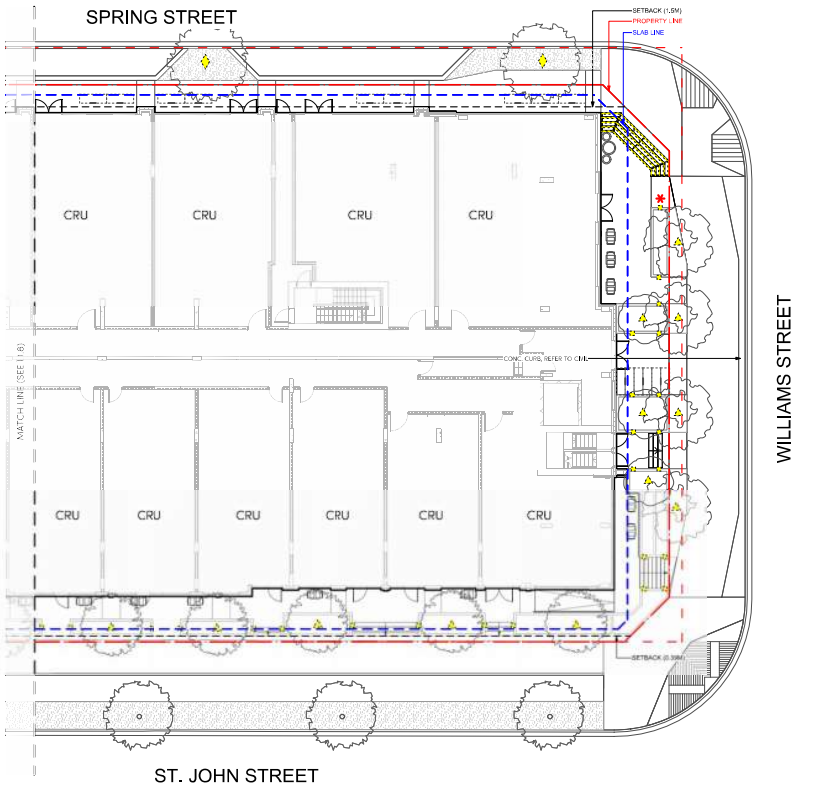

1 GROUND LEVEL - LIGHTING PLAN EAST
Scale: 1:150

0 5 10 m

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Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

GROUND LEVEL - LIGHTING PLAN EAST

L1.9

Rev. 8 revision

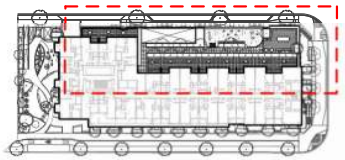
Attachment 8

GENERAL LAYOUT + MATERIALS NOTES:

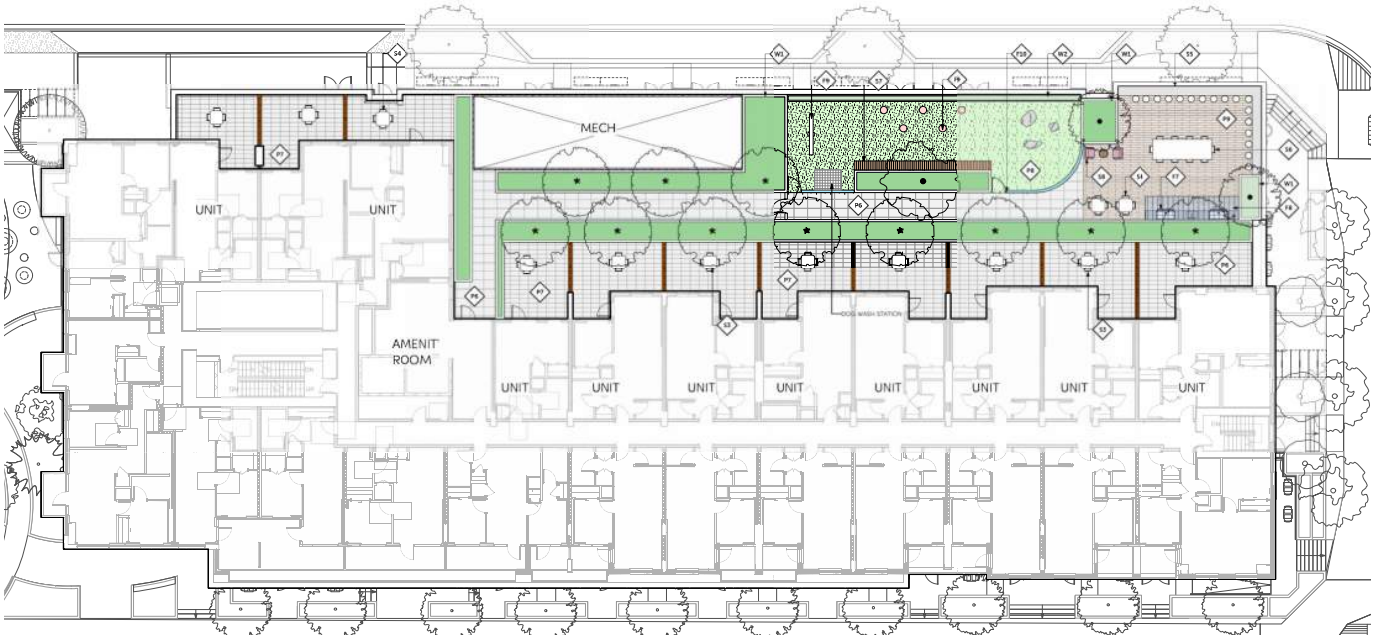
1. ALL DIMENSIONS ARE IMPERIAL UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS NOTED OTHERWISE, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND: LEVEL 2

SYMBOL	KEY	DESCRIPTION	DETAIL
	P6	PAVING TYPE 6 CONCRETE SLAB PAVERS Pre-Cast Concrete Unit Pavers, Newstone Manhattan in Pearl White, 600 x 600 x 50mm.	6 / L6.0
	P7	PAVING TYPE 7 CONCRETE SLAB PAVERS Pre-Cast Concrete Unit Pavers, Newstone Manhattan in Pearl White, 300 x 600 x 50mm.	1 / L6.1
	P8	PAVING TYPE 8 ARTIFICIAL TURF Artificial Turf By SynLawn or Approved Alternative	2 / L6.1
	P9	PAVING TYPE 9 WOOD DECKING Thermally Modified Wood, Thermowood by Scottywood, 6" x 2" (150 x 50mm), Length Varies	3 / L6.1
	W1	WALL TYPE 1 CONCRETE PLANTER C.I.P. Concrete with Boardform Finish Min. 600mm Soil Depth for Shrubs Min. 900mmSoil Depth for Trees	4 / L6.2
	W2	WALL TYPE 2 METAL PLANTER Metal Planter, Min. 600mm Soil Depth	6 / L6.2
	S4	SEATING TYPE 4 MOVABLE TABLES AND CHAIRS Landscape Forms: Parc Table + Chair, By Owner	3 / L6.4
	S5	SEATING TYPE 5 BAR TABLE STOOL Landscape Forms: Jesse, Open; By Owner	4 / L6.4
	S6	SEATING TYPE 6 BANQUET TABLE Landscape Forms: Harvest Tables + benches, By Owner	5 / L6.4
	S7	SEATING TYPE 7 STANDALONE BENCH Streetlife Solid Staple Bench	6 / L6.4
	S8	SEATING TYPE 8 COUCHE/ ANI TABLE Rove Concepts: Louis Outdoor Armchair, By Owner	1 / L6.5
	F7	BBQ ANI SINK Green Theory: Series 02, By Owner	4 / L6.5
	F8	OVERHEAD CANOPY Product TBD/By Arch.	
	F9	PET PLAY EQUIPMENT Product TBD.	6 / L6.5
	F10	PICKET GATE FENCE 1220mm (4') HT. Gate + Picket Fence	1 / L6.6, 2 / L6.6



KEY PLAN



1 LEVEL 2 - MATERIALS PLAN
Scale: 1:150

0 5 10 m

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Drawn By	Checked By
JK/JG	ME

LEVEL 2 - MATERIALS PLAN

L2.0

Rev. I revision

Attachment 8

GENERAL GRADING NOTES:

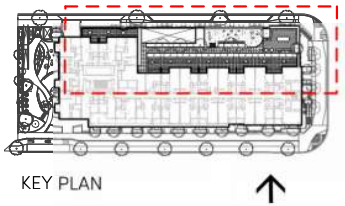
1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

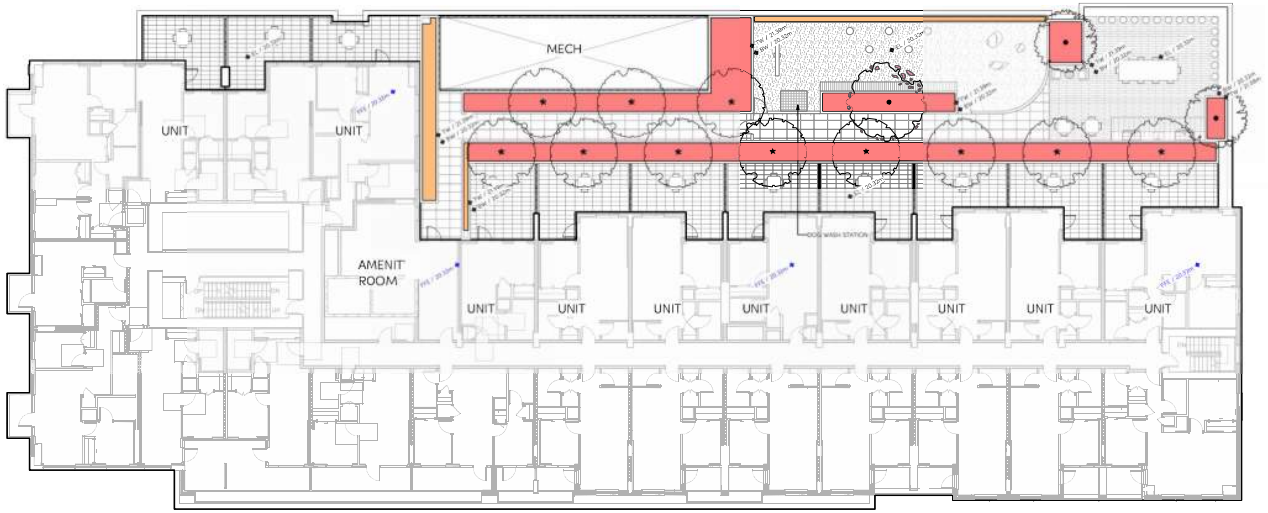
EL / 30.48m	EXISTING ELEVATION BY SURVEY (SEE ARCH.)
FFE / 30.48m	PROPOSED ARCH. ELEVATION (SEE ARCH.)
EL / 30.48m	PROPOSED ELEVATION
TW / 30.48m	TOP OF WALL ELEVATION
BW / 30.48m	BOTTOM OF WALL ELEVATION
TS / 30.48m	TOP OF STAIRS ELEVATION
BS / 30.48m	BOTTOM OF STAIRS ELEVATION
TB / 30.48m	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING ON SLAB 50mm Mulch + 600mm Minimum Soil Depth + 100mmDrainage Layer
	TREE PLANTING ON SLAB 50mm Mulch + 900mm Minimum Soil Depth + 100mm Drainage Layer



KEY PLAN



1 LEVEL 2 - GRADING + SOIL PLAN
Scale: 1:150

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-01-08

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

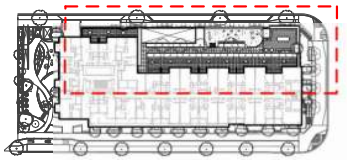
LEVEL 2 - GRADING + SOIL PLAN

L2.1

Rev. B revision

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED, PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF PORT MOODY ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.



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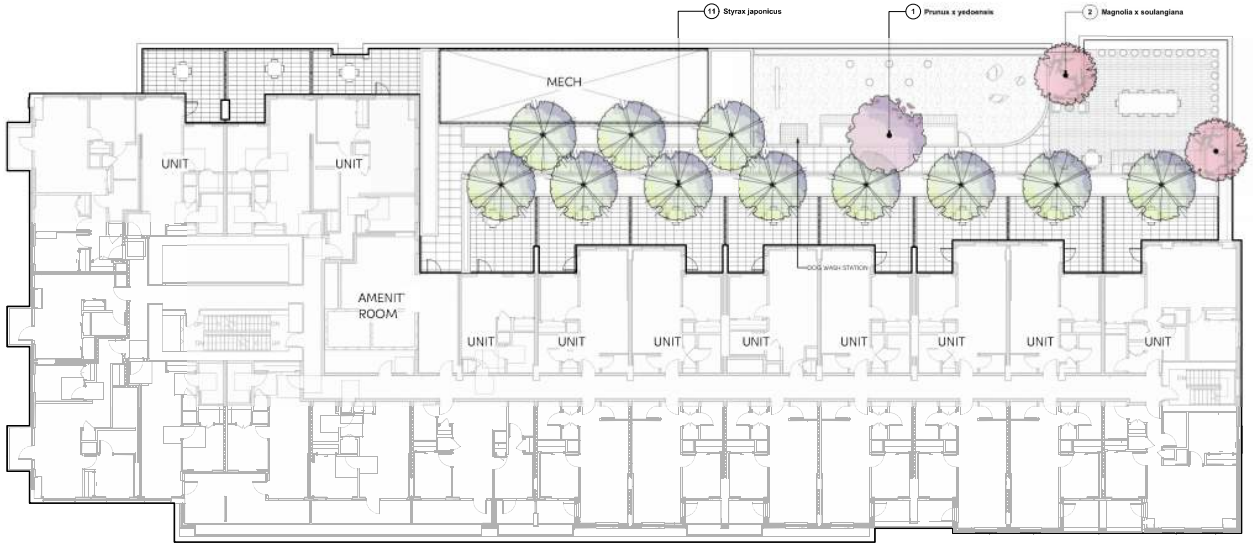

1 LEVEL 2 - TREE PLANTING PLAN
Scale: 1:150

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395
LANDSCAPE ARCHITECT

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I	Rezoning / DP Re-Submission	26-03-06

Project Info

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2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 2 - TREE PLANTING PLAN

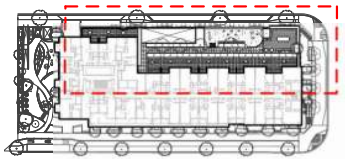
L2.2

Rev. 8 revision

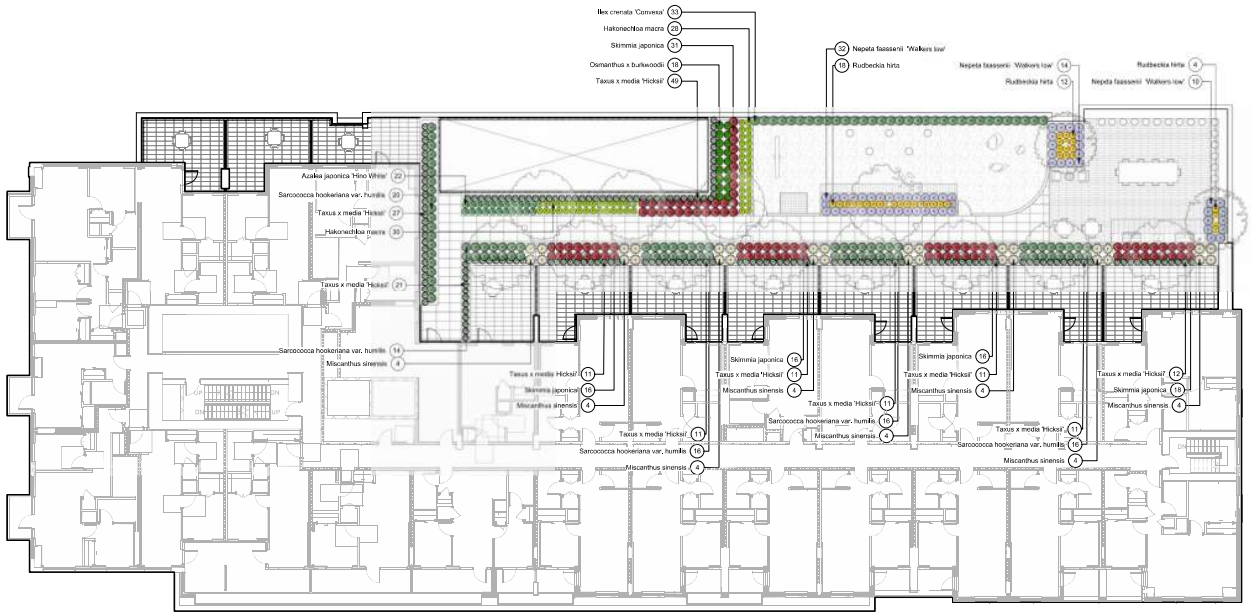
Attachment 8

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED, PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF PORT MOODY ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.



KEY PLAN



1 LEVEL 2 - SHRUB PLANTING PLAN
Scale: 1:150

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LANDSCAPE ARCHITECT

Issues

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PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 2 - SHRUB PLANTING PLAN

L2.3

Rev. 8 revision

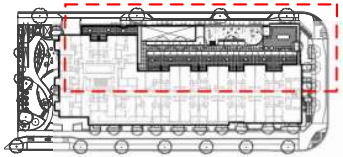
Attachment 8

GENERAL LIGHTING NOTES:

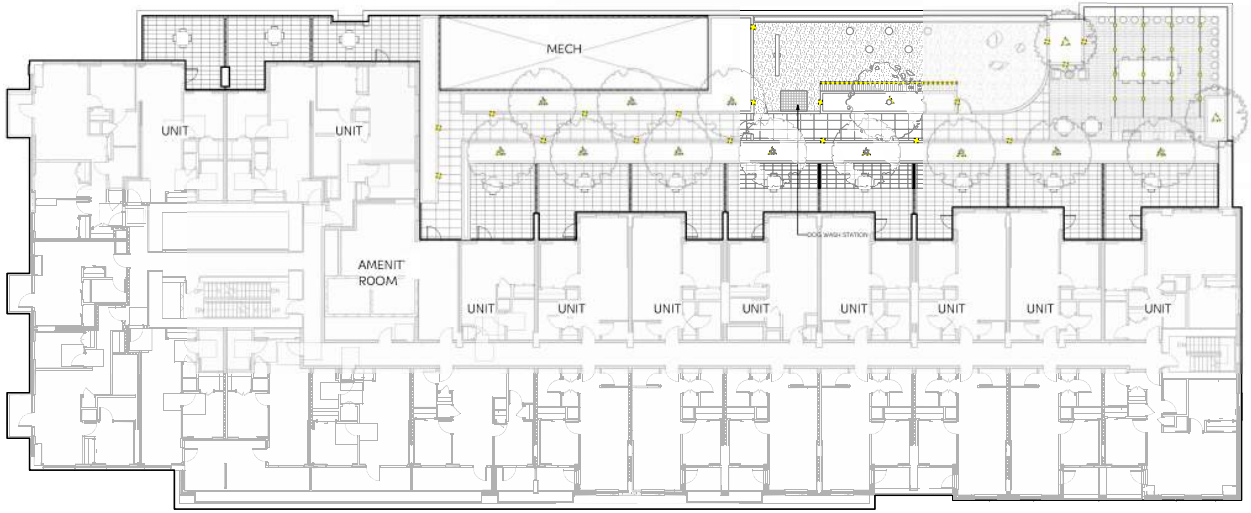
1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINAIRES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING, SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.
16. NON-ESSENTIAL EXTERIOR LIGHTING TO BE DIMMED FROM MIDNIGHT TO 6AM. LIGHTING FIXTURES WITH DARK SKY FRIENDLY LABELS WILL BE SELECTED PER EN8 OF THE SUSTAINABILITY REPORT CARD.

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION
	TYPE 1	**LIGHT TYPE 1: WALL INSET** Recessed Wall – Shielded Light #22 203 by Bega Lighting or Approved Equivalent
	TYPE 2	**LIGHT TYPE 2: SPOT FLOOD** Spot Flood Light – Black – 2700k 18W Denali Flood Light by BK Lighting or Approved Equivalent
	TYPE 3	**LIGHT TYPE 3: LED STRIP** Mounted in Recess Orion Belt Beam Spread LED by Bruck or Approved Equivalent
	TYPE 4	**LIGHT TYPE 4: CATENARY LIGHTING** Refer to Electrical/Structural/Architecture
	TYPE 5	**LIGHT TYPE 5: SCONCE LIGHT** Sconce Lighting on Canopy
	TYPE 6	**LIGHT TYPE 6: LED STRING LIGHTS** Outlet for LED String Lights



KEY PLAN



1 LEVEL 2 - LIGHTING PLAN
Scale: 1:150

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Project Stamp

MICHAEL N. ENNS 395 LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-02-06

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 2 - LIGHTING PLAN

L2.4

Rev. B revision

Attachment 8

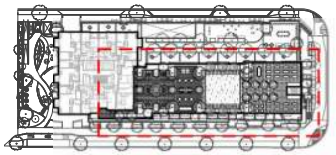
GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

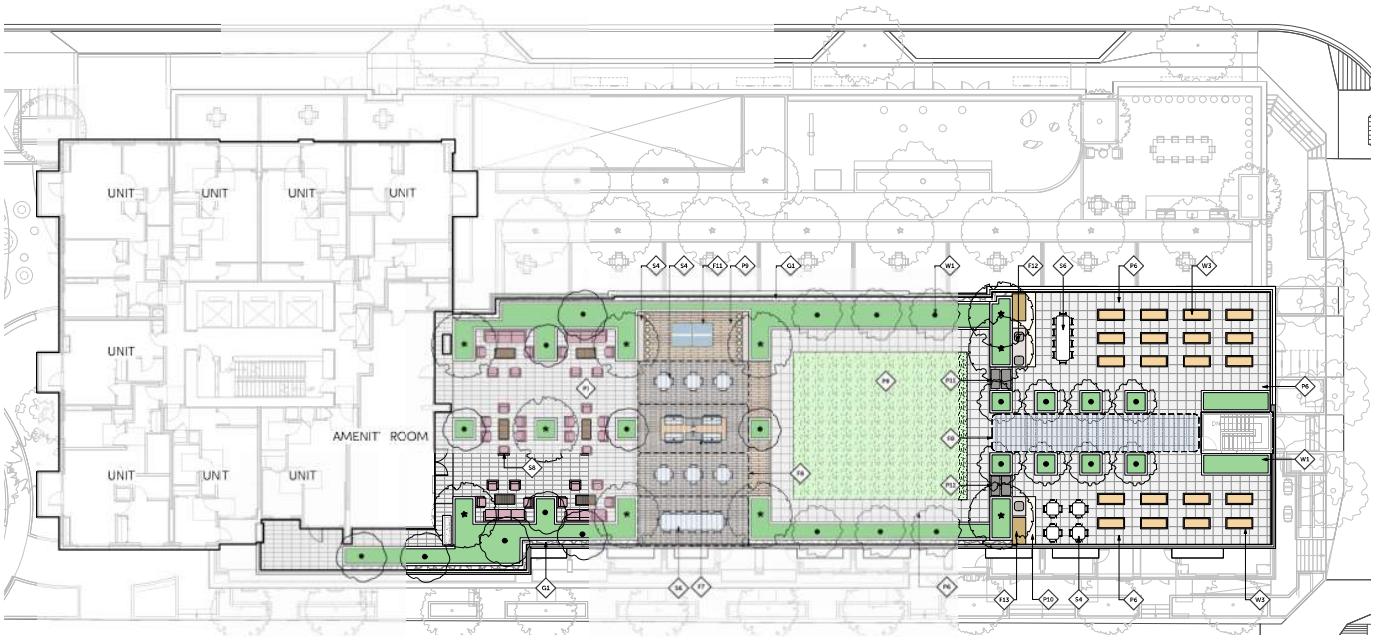
MATERIALS LEGEND: LEVEL 7

SYMBOL	KEY	DESCRIPTION	DETAIL
	P6	PAVING TYPE 6 CONCRETE SLAB PAVERS Manhattan Vibropressed Slabs by Newstone, Colour: Pearl White, 600 x 600 x 50mm.	6 / L6.0
	P7	PAVING TYPE 7 CONCRETE SLAB PAVERS Manhattan Vibropressed Slabs by Newstone, Colour: Pearl White, 300 x 600 x 50mm.	1 / L6.1
	P8	PAVING TYPE 8 ARTIFICIAL TURF Artificial Turf By SYNlawn or Approved Alternative	2 / L6.1
	P9	PAVING TYPE 9 WOOD DECKING Thermally Modified Wood, Thermowood by Scottywood, 6" x 2" (150 x 50mm), Length Varies	3 / L6.1
	P10	PAVING TYPE 10 CONCRETE PAVER PAD Manhattan Vibropressed Slabs by Newstone, Colour: Natural, 600 x 600 x 50mm,	4 / L6.6
	P11	PAVING TYPE 11 BASALT SLAB RIVER ROCK 100mm thick basalt slabs on 50mm dia. river rock, on filter cloth.	5 / L6.6
	G1	RIVER ROCK STRIP 50" dia. river rock strip with min. 150mm depth on filter cloth.	6 / L6.6
	W1	WALL TYPE 1 CONCRETE PLANTER C.I.P. Concrete with Boardform Finish Min. 600mm Soil Depth for Shrubs Min. 900mm Soil Depth for Trees	4 / L6.2
	W3	WALL TYPE 3 AGRICULTURE PLANTER Metal Planter, Min. 600mm Soil Depth	1 / L6.3

	S4	SEATING TYPE 4 MOVABLE TABLES AND CHAIRS Landscape Forms: Parc Table + Chair, By Owner	3 / L6.4
	S5	SEATING TYPE 5 BAR TABLE STOOL Landscape Forms: Jesse, Open, By Owner	4 / L6.4
	S6	SEATING TYPE 6 BANQUET TABLE Landscape Forms: Harvest Tables + benches, By Owner	5 / L6.4
	S8	SEATING TYPE 8 COUCHES AND TABLE Rove Concepts: Louis Outdoor Armchair, By Owner	1 / L6.5
	F7	BBQ AND SINK Green Theory: Series 02, By Owner	4 / L6.5
	F8	OVERHEAD CANOPY Product TBD/By Arch.	
	F11	PING PONG TABLE Cornilleau: Cornilleau Park Outdoor Table Tennis, By Owner	5 / L6.5
	F12	URBAN STORAGE BENCH Product TBD.	2 / L6.5
	F13	POTTING TABLE Product TBD.	3 / L6.6



KEY PLAN



1 LEVEL 7 - MATERIALS PLAN
Scale: 1:150

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

Issues

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PORT MOODY, BC

Project Team

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Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 7 - MATERIALS PLAN

L3.0

Rev. B revision

Attachment 8

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
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7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
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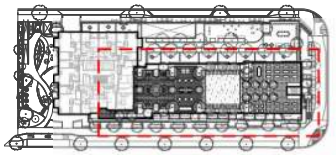
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

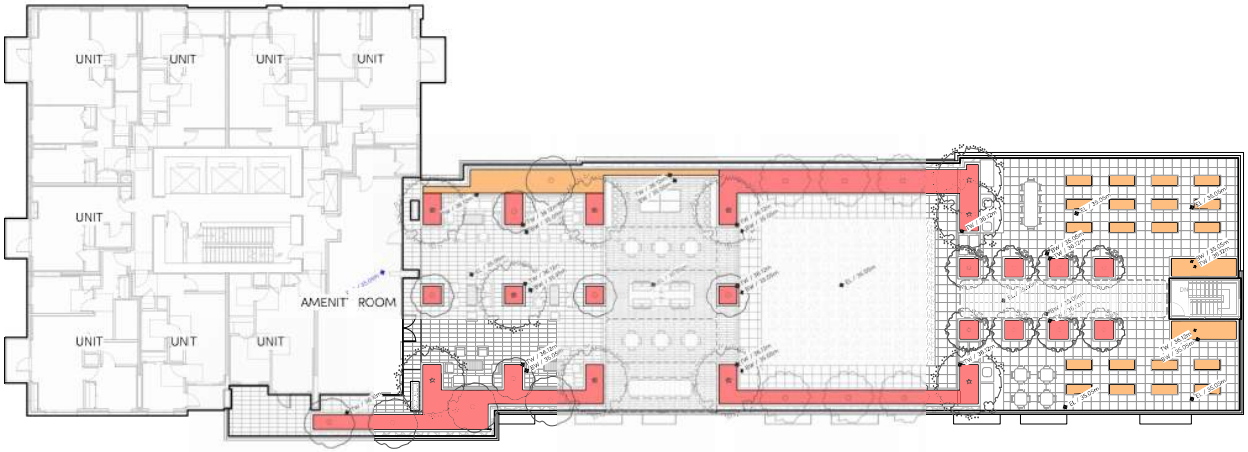
EL / 30.48m	EXISTING ELEVATION BY SURVEY (SEE ARCH.)
FFE / 30.48m	PROPOSED ARCH. ELEVATION (SEE ARCH.)
EL / 30.48m	PROPOSED ELEVATION
TW / 30.48m	TOP OF WALL ELEVATION
BW / 30.48m	BOTTOM OF WALL ELEVATION
TS / 30.48m	TOP OF STAIRS ELEVATION
BS / 30.48m	BOTTOM OF STAIRS ELEVATION
TB / 30.48m	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION

SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	SHRUB PLANTING ON SLAB 50mm Mulch + 600mm Minimum Soil Depth + 100mmDrainage Layer
	TREE PLANTING ON SLAB 50mm Mulch + 900mm Minimum Soil Depth + 100mm Drainage Layer



KEY PLAN



1 LEVEL 7 - GRADING + SOIL PLAN
Scale: 1:150

0 5 10 m

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LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-01-08

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 7 - GRADING + SOIL PLAN

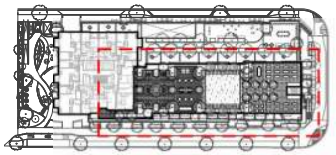
L3.1

Rev. B revision

Attachment 8

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED, PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF PORT MOODY ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION
13. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.
14. AN AUTOMATIC DRIP IRRIGATION SYSTEM, SEPERATE FROM THE ON-SITE SYSTEM, WITH A CONTROL BOX ACCESSIBLE ON PUBLIC PROPERTY MUST BE INSTALLED.



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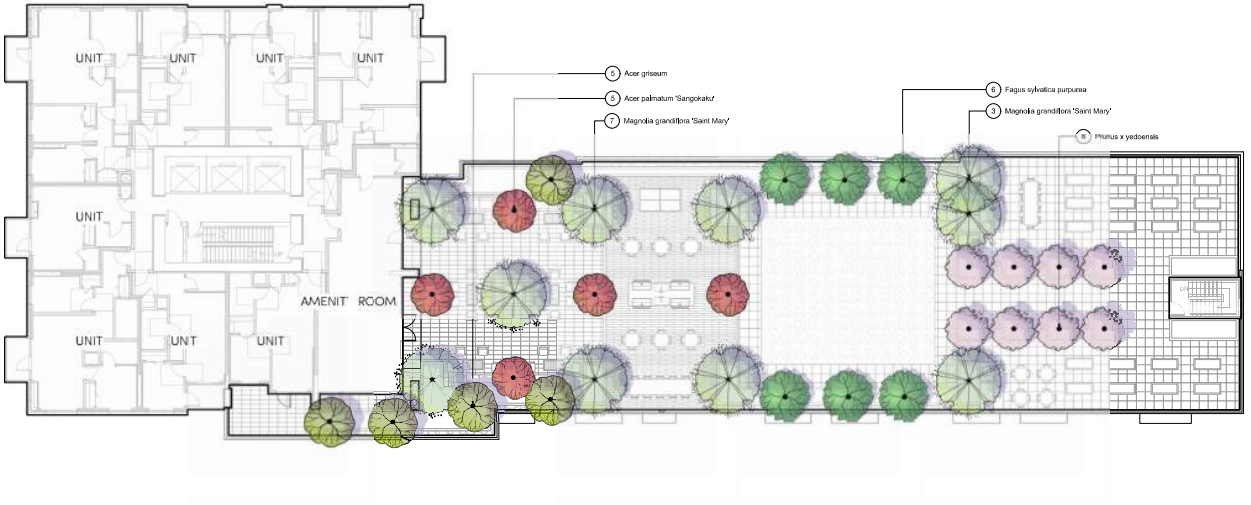

1 LEVEL 7 - TREE PLANTING PLAN
Scale: 1:150

0 5 10 m

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I	Rezoning / DP Re-Submission	26-02-06

Project Info

24053

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MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
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Drawn By	Checked By
JK/JG	ME

LEVEL 7 - TREE PLANTING PLAN

L3.2

Rev. 6 revision

Attachment 8

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED, PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
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7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
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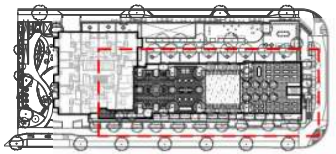
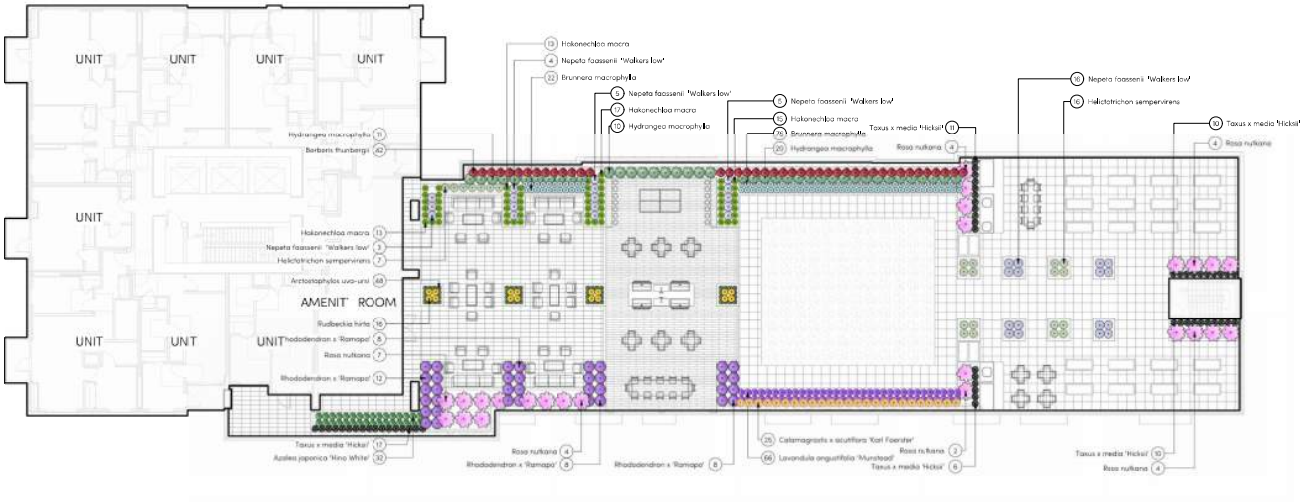


KEY PLAN



1 LEVEL 7 - SHRUB PLANTING PLAN
Scale: 1:150

0 5 10 m

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LANDSCAPE ARCHITECT

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I	Rezoning / DP Re-Submission	26-03-06

Project Info

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Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 7 - SHRUB PLANTING PLAN

L3.3

Rev. B revision

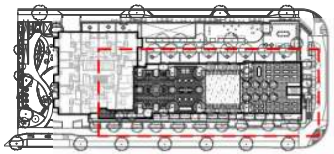
Attachment 8

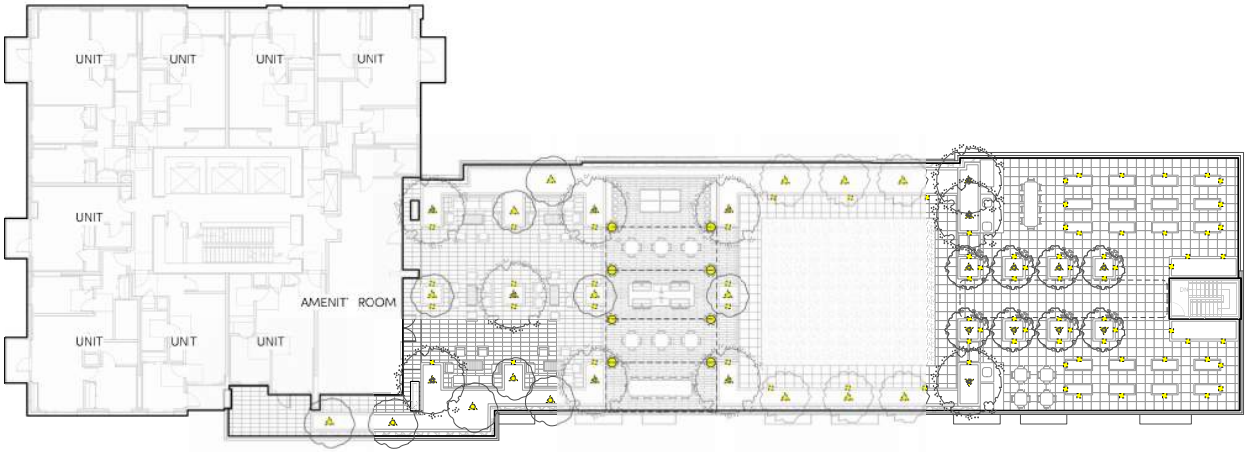
GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINAIRES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.
16. NON-ESSENTIAL EXTERIOR LIGHTING TO BE DIMMED FROM MIDNIGHT TO 6AM. LIGHTING FIXTURES WITH DARK SKY FRIENDLY LABELS WILL BE SELECTED PER EN8 OF THE SUSTAINABILITY REPORT CARD.

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION
	TYPE 1	**LIGHT TYPE 1: WALL INSET** Recessed Wall – Shielded Light #22 203 by Bega Lighting or Approved Equivalent
	TYPE 2	**LIGHT TYPE 2: SPOT FLOOD** Spot Flood Light – Black - 2700k 18W Denali Flood Light by BK Lighting or Approved Equivalent
	TYPE 3	**LIGHT TYPE 3: LED STRIP** Mounted in Recess Orion Belt Beam Spread LED by Bruck or Approved Equivalent
	TYPE 4	**LIGHT TYPE 4: CATENARY LIGHTING** Refer to Electrical/Structural/Architecture
	TYPE 5	**LIGHT TYPE 5: SCONCE LIGHT** Sconce Lighting on Canopy
	TYPE 6	**LIGHT TYPE 6: LED STRING LIGHTS** Outlet for LED String Lights





1 LEVEL 7 - LIGHTING PLAN
Scale: 1:150

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LANDSCAPE ARCHITECT

Issue

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F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
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Project Info

24053

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2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 7 - LIGHTING PLAN

L3.4

Rev. B revision

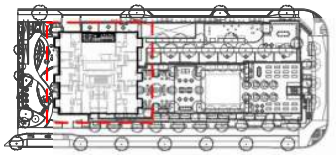
Attachment 8

GENERAL LAYOUT + MATERIALS NOTES:

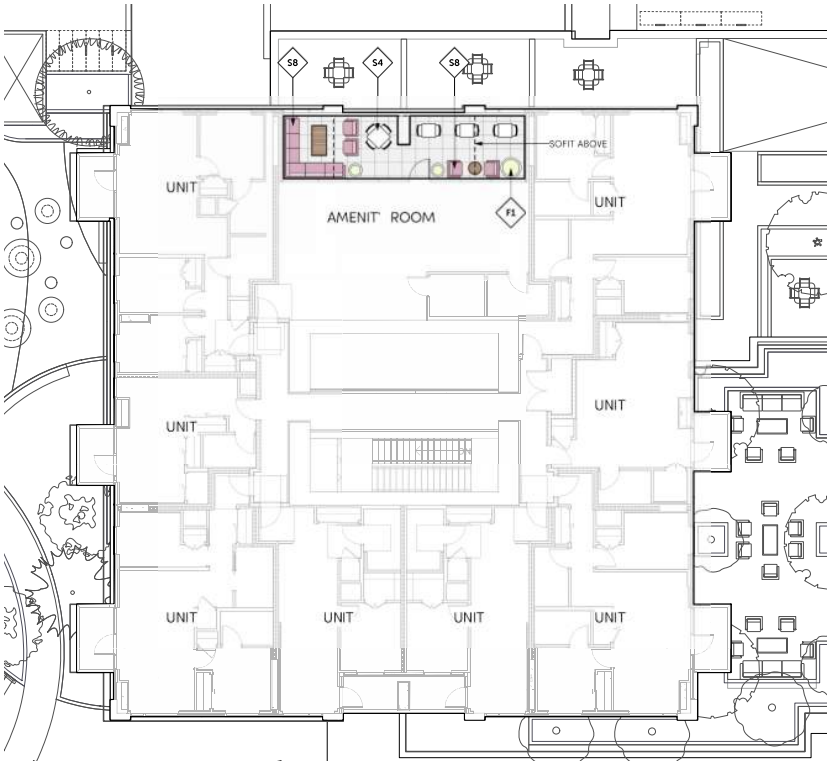
1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND: LEVEL 26

SYMBOL	KEY	DESCRIPTION	DETAIL
	P6	PAVING TYP. 1: CONCRETE SLAB PAVERS Pre-Cast Concrete Unit Pavers, Newstone Manhattan in Pearl White, 600 x 600 x 50mm.	
	S4	SEATING TYP. 4: MOVABLE TABLE AND CHAIRS Landscape Forms: Parc Table + Chair, By Owner	3 / L6.4
	S8	SEATING TYP. 8: COUCHE AND TABLE Rove Concepts: Louis Outdoor Armchair, By Owner	3 / L6.5
	F1	MOVABLE PLANTER POTS Green Theory: Round, By Owner	3 / L6.5



KEY PLAN



1 LEVEL 26 - MATERIALS PLAN
Scale: 1:100

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LANDSCAPE ARCHITECT

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PORT MOODY, BC

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Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

LEVEL 26 - MATERIALS PLAN

L4.0

Rev. 8 revision

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
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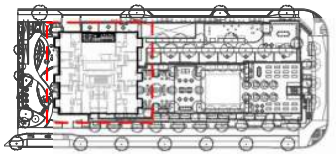
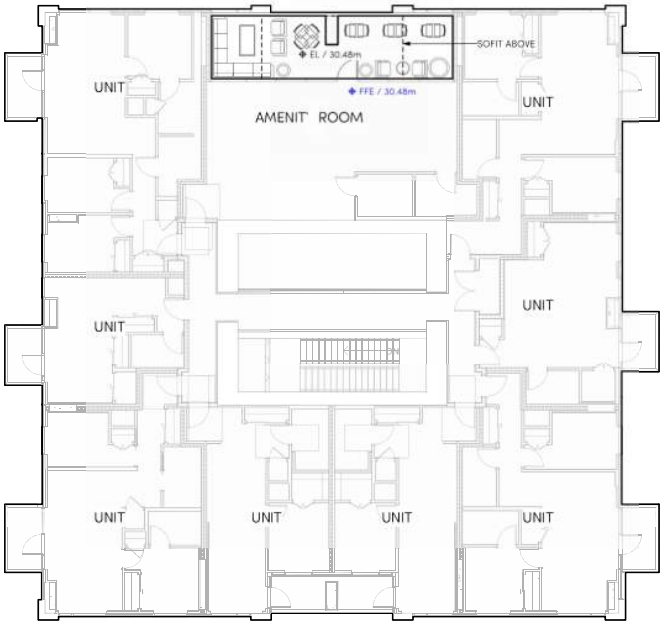
GRADING LEGEND

EL / 30.48m	EXISTING ELEVATION BY SURVEY (SEE ARCH.)
FFE / 30.48m	PROPOSED ARCH. ELEVATION (SEE ARCH.)
EL / 30.48m	PROPOSED ELEVATION
TW / 30.48m	TOP OF WALL ELEVATION
BW / 30.48m	BOTTOM OF WALL ELEVATION
TS / 30.48m	TOP OF STAIRS ELEVATION
BS / 30.48m	BOTTOM OF STAIRS ELEVATION
TB / 30.48m	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION



KEY PLAN



1 LEVEL 26 - GRADING PLAN
Scale: 1:100

0 5 10 m

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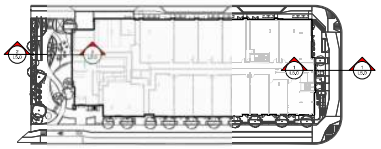
Drawn By	Checked By
JK/JG	ME

LEVEL 26 - GRADING PLAN

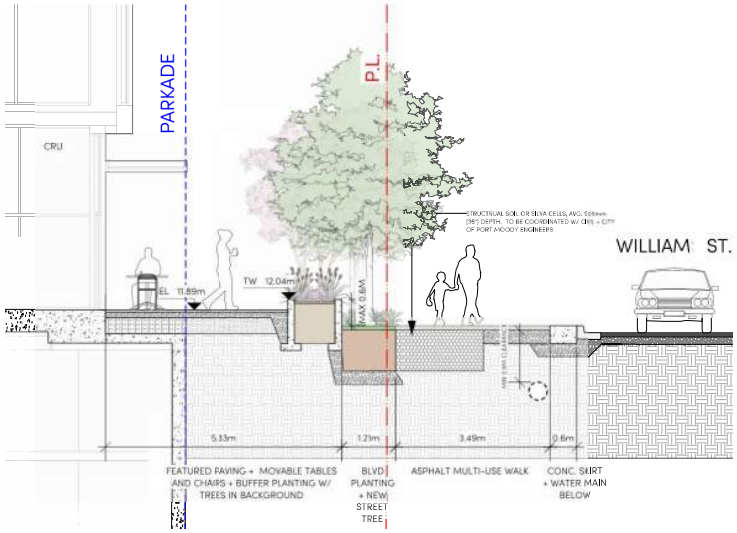
L4.1

Rev. B revision

Attachment 8



KEY PLAN



1 WILLIAMS STREET FRONTAGE
Scale: 1:50

0 2 5 m

2 PUBLIC PARK - KIDS PLAY
Scale: 1:50

0 2 5 m

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-01-08

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

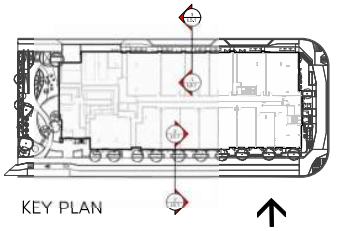
Drawn By	Checked By
JK/JG	ME

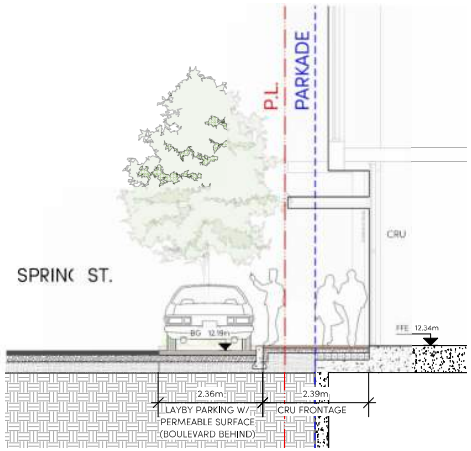
SECTIONS

L5.0

Rev. 6 revision

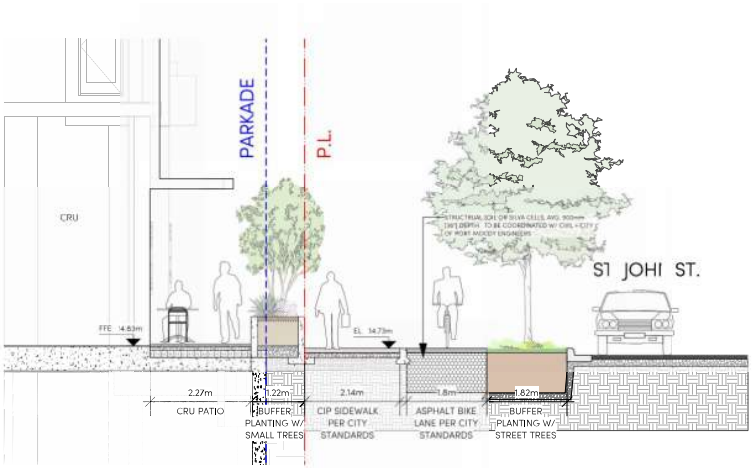
Attachment 8





1 SPRING STREET FRONTAGE
Scale: 1:50

0 2 5 m



2 ST. JOHN STREET FRONTAGE
Scale: 1:50

0 2 5 m

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Project Stamp

MICHAEL N. ENNS
595
LANDSCAPE ARCHITECT

Issue

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F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-02-06

Project Info

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Landscape Architect
LOCI Landscape Architecture + Urban Design

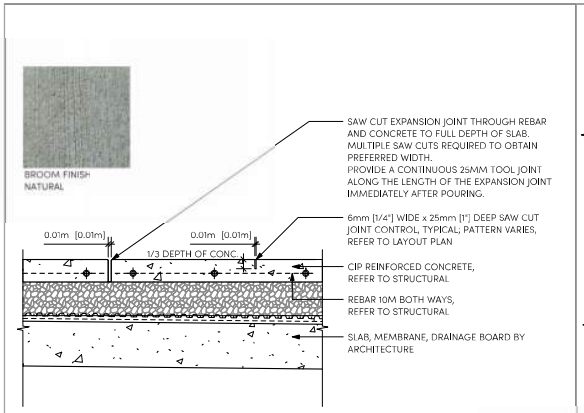
Drawn By	Checked By
JK/JG	ME

SECTIONS

L5.1

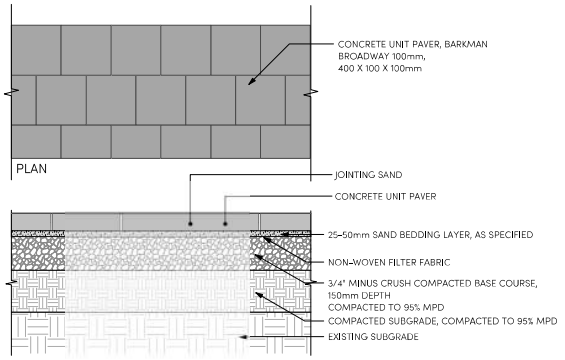
Rev. B revision

Attachment 8

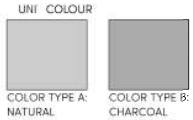


NOTES:
1. BROOM FINISH; NO TROWEL FOR JOINTS
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

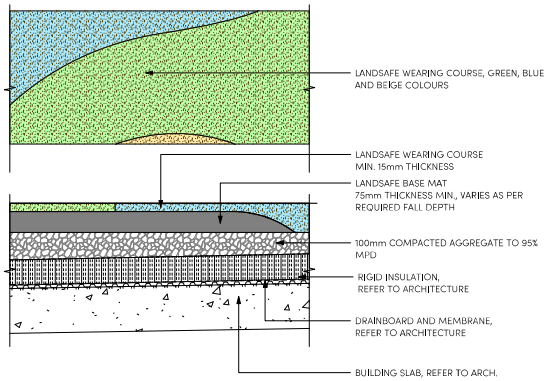
1 PAVING TYPE 1: CIP CONCRETE - ON SLAB, TYP.
Scale: 1:10



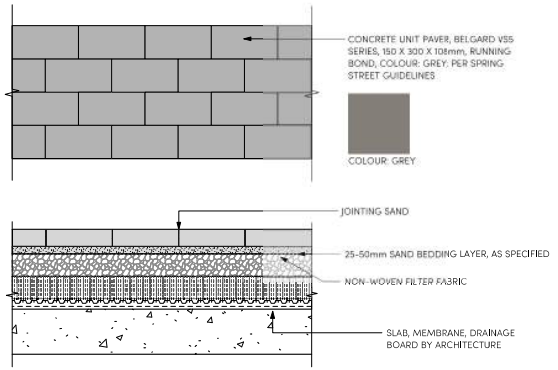
PRECEDENT IMAGE



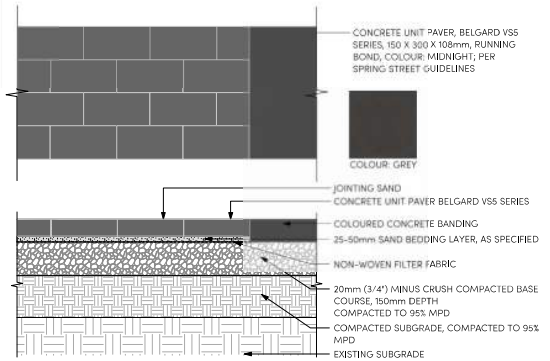
2 PAVING TYPE 2: FEATURE PAVING - ON SLAB, TYP.
Scale: 1:10



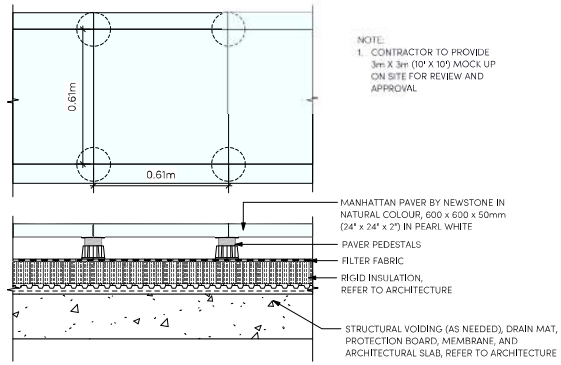
3 PAVING TYPE 3: PLAYGROUND SURFACE - ON SLAB, TYP.
Scale: 1:10



4 PAVING TYPE 4: PROMENADE PAVING - ON SLAB, TYP.
Scale: 1:10



5 PAVING TYPE 5: VEHICULAR PAVING W/ CONC. BAND ON GRADE, TYP.
Scale: 1:10



6 PAVING TYPE 6: CONCRETE SLAB PAVERS 24" X 24" - ON SLAB, TYP.
Scale: 1:10

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Project Info

24053

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PORT MOODY, BC

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GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

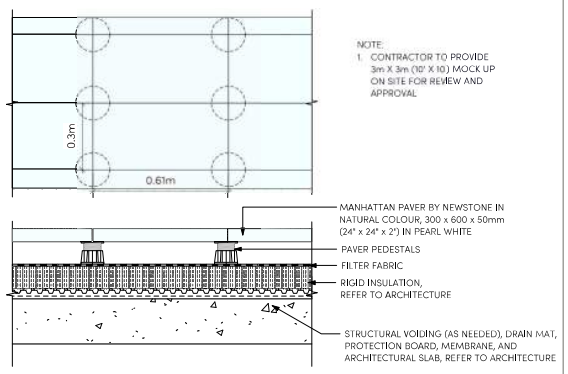
Drawn By	Checked By
JK/JG	ME

DETAILS

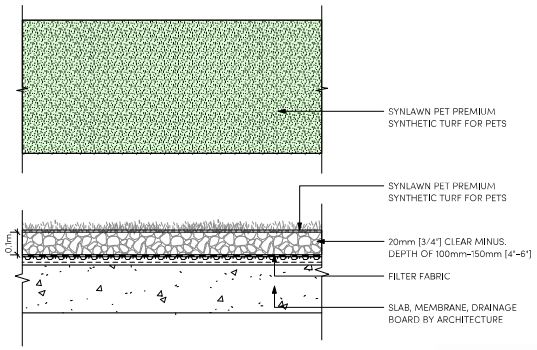
L6.0

Rev. 8 revision

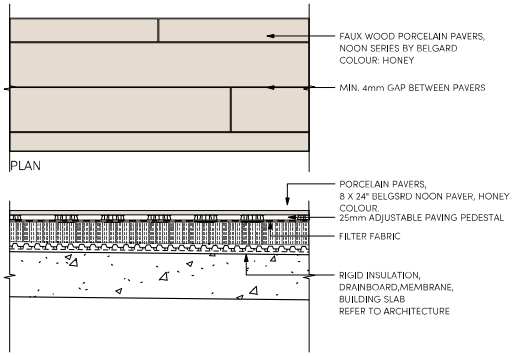
Attachment 8



1 PAVING TYPE 7: CONCRETE SLAB PAVERS 12" X 24" - ON SLAB, TYP.
Scale: 1:10

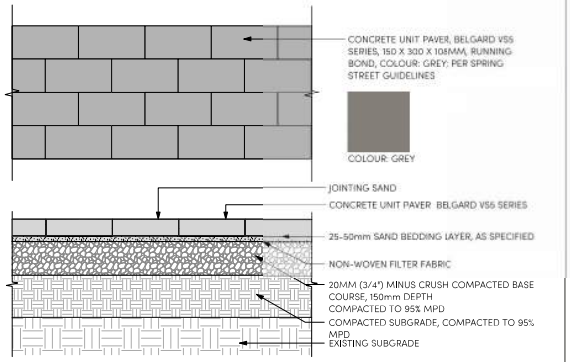


2 PAVING TYPE 8: ARTIFICIAL TURF - ON SLAB, TYP.
Scale: 1:10



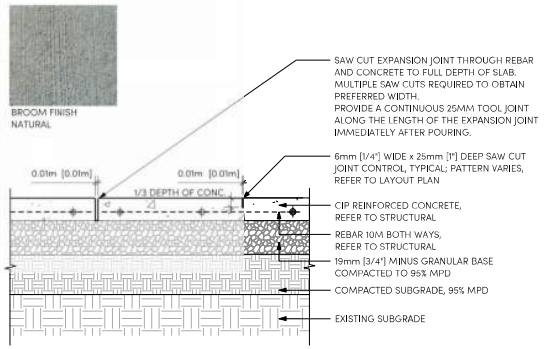
PRECEDENT IMAGE

3 PAVING TYPE 9: WOOD DECKING - ON SLAB, TYP.
Scale: 1:10



NOTES:
1. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN
2. AS PER CITY OF PORT MOODY STANDARDS

4 OFFSITE PAVING TYPE 1: PROMENADE PAVING, TYP.
Scale: 1:10



NOTES:
1. BROOM FINISH; AS PER MMCD SPECIFICATIONS
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 6096mm [20'0"] O.C. MAX (@ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS. SPACING TO COINCIDE W/ PATTERN)
4. CONTROL JOINTS @ 1524mm [5'0"] O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
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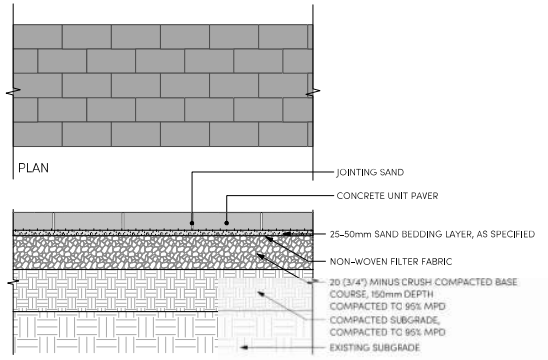
7. AS PER CITY OF PORT MOODY STANDARDS

5 OFFSITE PAVING TYPE 2: CIP CONCRETE PAVING, TYP.
Scale: 1:10



NOTES:
1. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN
2. AS PER CITY OF PORT MOODY STANDARDS

NATURAL GREY

6 OFFSITE PAVING TYPE 4: PARKING LAY-BYS, TYP.
Scale: 1:10

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Project Stamp

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-01-08

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

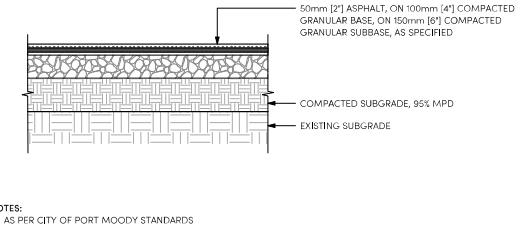
Drawn By	Checked By
JK/JG	ME

DETAILS

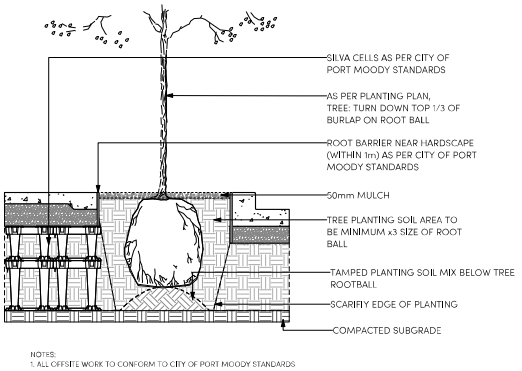
L6.1

Rev. B revision

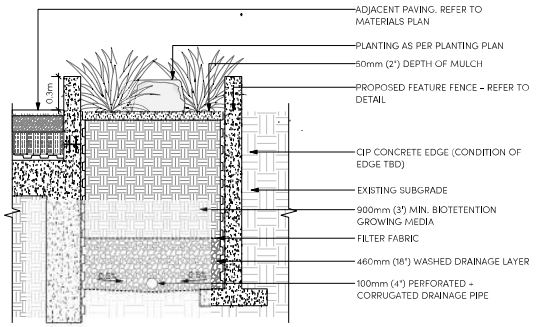
Attachment 8



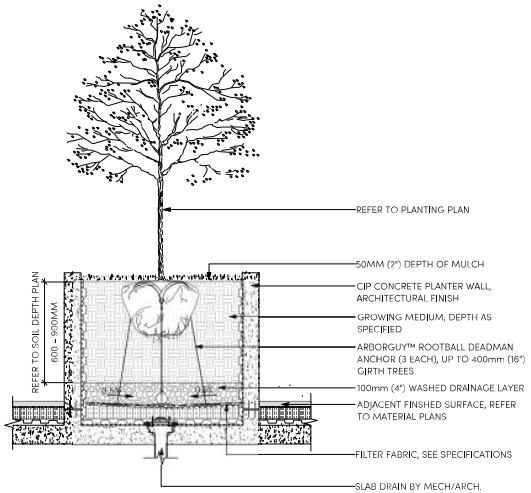
1 OFFISTE PAVING TYPE 3: ASPHALT, TYP.
Scale: 1:10



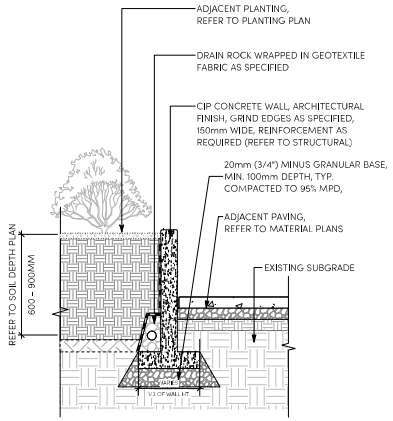
2 PLANTING TYPE 1: BOULEVARD PLANTING - ON GRADE, TYP.
Scale: 1:20



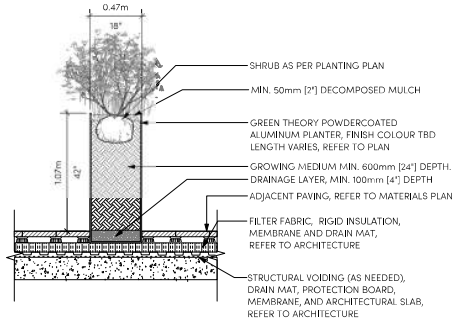
3 PLANTING TYPE 2: BIORETENTION PLANTING - ON GRADE, TYP.
Scale: 1:20



4 WALL TYPE 1: CONCRETE PLANTER - ON SLAB, TYP.
Scale: 1:20



5 WALL TYPE 1: CONCRETE PLANTER - ON GRADE, TYP.
Scale: 1:20



6 WALL TYPE 2: METAL PLANTER - ON SLAB, TYP.
Scale: 1:20

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-02-06

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24053

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Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

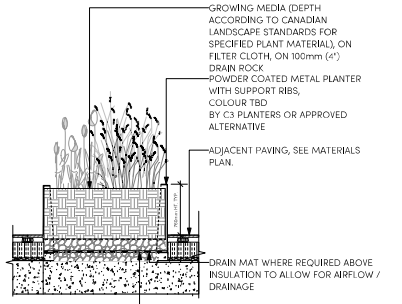
Drawn By	Checked By
JK/JG	ME

DETAILS

L6.2

Rev. 6 revision

Attachment 8



NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

1 WALL TYPE 3: AGRICULTURE PLANTER - ON SLAB, TYP.
Scale: 1:20

CHARACTER IMAGE

2 FEATURE FENCE, TYP.
Scale: 1:20

PRODUCT FINAL PRODUCT TBD (SHOWING PIP MOUNDS)
FINISH PIP RUBBER
SUPPLIER TBD (MARATHON SURFACES)

3 PIP RUBBER MOUNDS, TYP.
Scale: 1:20

PRODUCT ICONIC BIKE RACK
FINISH POWDERCOATED METAL, BLACK
SUPPLIER MAGLIN

4 BIKE RACK, TYP.
Scale: 1:10

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MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

Issue

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H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-01-08

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Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

DETAILS

L6.3

Rev. B revision

CHARACTER IMAGE

1 SEATING TYPE 1: CUSTOM BENCH W/ CANOPY, TYP.
Scale: 1:10

PRODUCT: SOLID SKIRT CURVED BENCH
FINISH: FSC 2 VIRGIN HARDWOOD
SUPPLIER: STREETLIFE

2 SEATING TYPE 2: CURVILINEAR BENCH, TYP.
Scale: 1:10

PRODUCT: PARC CENTRE TABLE + CHAIR
FINISH: POWDERCOATED METAL, LEMON
SUPPLIER: LANDSCAPE FORMS

PRODUCT: SOLSTICE UMBRELLA
FINISH: POWDERCOATED METAL, GREY
MOUNT: TABLE MOUNT
SUPPLIER: LANDSCAPE FORMS

3 SEATING TYPE 3+4: MOVEABLE TABLES + CHAIRS (W/ UMBRELLA), TYP.
Scale: 1:10

NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM'S REVIEW AND APPROVAL.
2. REFER TO MANUFACTURER'S SPECFICATION FOR INSTALLATION NOTES.

PRODUCT: JESSIE, OPEN
FINISH: POWDERCOATED METAL, STEEL FINISH
SUPPLIER: LANDSCAPE FORMS

4 SEATING TYPE 5: BAR TABLE + STOOLS, TYP.
Scale: 1:10

PRODUCT: HARVEST TABLES AND BENCHES
FINISH: POWDERCOATED METAL, LEMON
SUPPLIER: LANDSCAPE FORMS

5 SEATING TYPE 6: DINING/ BANQUET TABLES, TYP.
Scale: 1:10

PRODUCT: SOLID STAPLE BENCH
FINISH: FSC 2 VIRGIN HARDWOOD
SUPPLIER: STREETLIFE

6 SEATING TYPE 7: STANDALONE BENCH, TYP.
Scale: 1:10

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Issue

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G	Re-Issued for Rezoning / Development Joint Application Draft	25-06-20
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	25-10-16

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Drawn By	Checked By
JK/JG	ME

DETAILS

L6.4

Rev. 6 revision

Attachment 8

PRODUCT: LOUIS OUTDOOR ARMCHAIR; FRANCIS OUTDOOR COFFEE TABLE
FINISH: ENCINO OUTDOOR FABRIC
SUPPLIER: ROVE CONCEPTS

1 SEATING TYPE 8: COUCHES + TABLES, TYP.
Scale: 1:10

PRODUCT: JOIN DRY STORAGE SEATING
FINISH: POWDERCOAT SMOKEY BEIGE
SUPPLIER: GREEN THEORY

2 URBAN AG. STORAGE BENCH, TYP.
Scale: 1:10

PRODUCT: ROUND, MULTIPLE SIZES
FINISH: POWDERCOATED: LEMON
SUPPLIER: GREEN THEORY

3 MOVEABLE PLANTER POTS, TYP.
Scale: 1:10

PRODUCT: SERIES 02
FINISH: TBC
SUPPLIER: GREEN THEORY

NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM'S REVIEW AND APPROVAL.
2. ARCHITECTURE AND MECHANICAL TO COORDINATE FINAL LOCATION AND DETAILING OF FIREPITS WITH GAS CONNECTION

4 BBQ'S + SINKS, TYP.
Scale: 1:10

NOTES:
1. BY OWNER, DETAIL SHOWS RECCOMENDED PRODUCT

PRODUCT: CORNILLEAU PARK OUTDOOR TABLE TENNIS TABLE
FINISH: POWDERCOAT
SUPPLIER: CORNILLEAU

5 TABLE TENNIS TABLE, TYP.
Scale: 1:10

PRODUCT: BARK PARK PLAY DOG EQUIPMENT, PRODUCT TBD
FINISH: TBD
SUPPLIER: PARK N PLAY DESIGN

6 PET PLAY EQUIPMENT, TYP.
Scale: 1:10

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Project Stamp

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-05-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-06-20
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	25-09-26

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

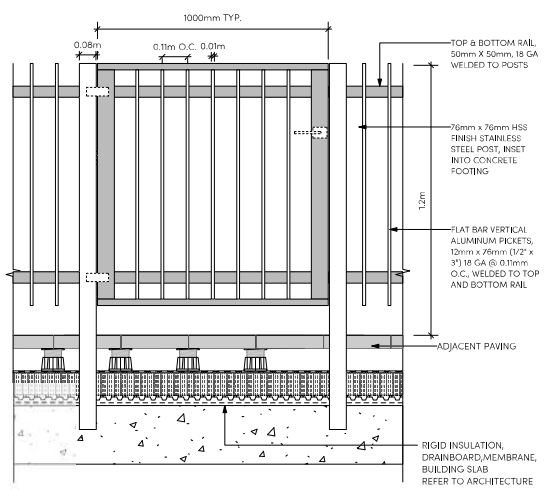
Drawn By	Checked By
JK/JG	ME

DETAILS

L6.5

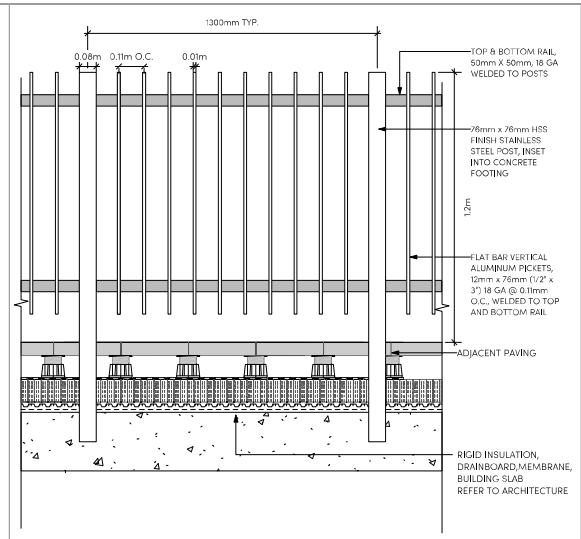
Rev. 6 revision

Attachment 8



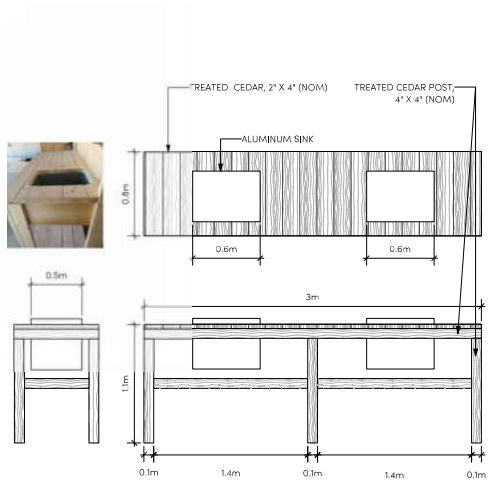
NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION INCLUDING GATE WITH LOCKABLE LATCH.

1 GATE, TYP.
Scale: 1:10

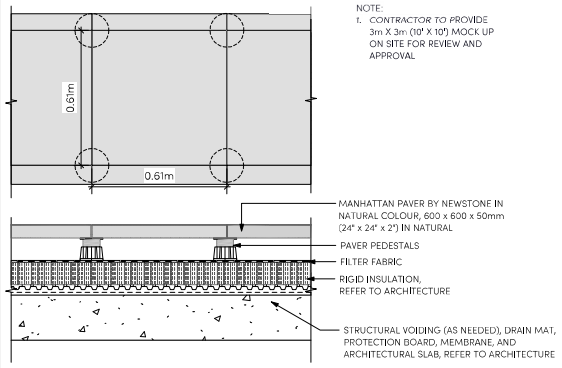


NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION INCLUDING GATE WITH LOCKABLE LATCH.

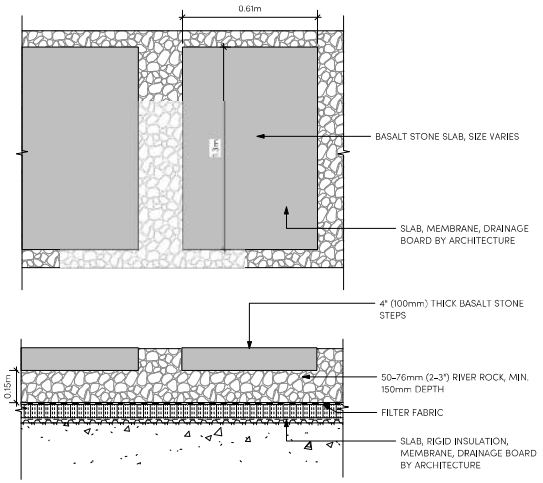
2 PICKET FENCE, TYP.
Scale: 1:10



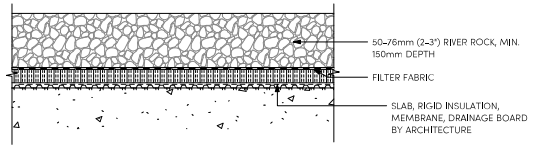
3 POTTING TABLE, TYP.
Scale: 1:20



4 PAVING TYPE 10: CONCRETE PAVER PAD - ON SLAB, TYP.
Scale: 1:10



5 PAVING TYPE 11: BASALT SLAB AND RIVER ROCK - ON SLAB, TYP.
Scale: 1:10



6 RIVER ROCK STRIP - ON SLAB, TYP.
Scale: 1:10

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Project Stamp

MICHAEL N. ENNS
395
LANDSCAPE ARCHITECT

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-02-06

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

DETAILS

L6.6

Rev. 6 revision

PLANT IMAGES

DECIDUOUS TREES

Acer circinatum
Oregon Vine Maple

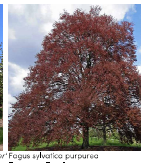
Acer griseum
Paperbark Maple

Acer palmatum 'Emperor'
Emperor Japanese Maple

Acer palmatum 'Sango-kaku'
Japanese Maple

Betula nigra
River Birch

Cornus nuttallii 'Eddie's White Wonder'
Eddie's Pacific Dogwood


Fagus sylvatica purpurea
European Beach

Magnolia grandiflora 'Saint Mary'
Saint Mary Southern Magnolia

Magnolia × soulangeana
Saucer Magnolia

Nyssa sylvatica
Black tupelo

Prunus × yedoensis
Daybreak Yoshino Cherry

CONIFERS

Styrax japonicus
Japanese Snowbell

Pinus contorta var. contorta
Shore Pine

Pinus nigra
Austrian Pine

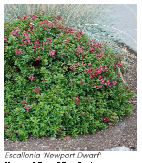
SHRUBS

Andsia japonica 'Fino White'
Fino White Andsia

Berberis thunbergii 'Atropurpureanana'
Dwarf Japanese Barberry

Caryopteris x clandonensis 'Minbleu'
Petit Bleu Bluebeard

Cornus sericea 'Kelseyi Compact'
Kelseyanna Gold Twig Dogwood


Escallonia 'Newport Dwarf'
Newport Dwarf Escallonia

Hydrangea macrophylla
Everlasting Hydrangea

Ilex crenata 'Convexa'
Convexa Japanese Holly

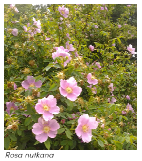
Mahonia repens
Creeping Mahonia

Osmanthus x burkwoodii
Burkwood Osmanthus

Prunus lusitanica
Portugal Laurel

Rhododendron x 'Ramapo'
Ramapo Rhododendron

Ribes sanguineum
Flowering Currant


Rosa rubrifolia
Woodlot Rose

Sarcococca hookeriana var. humilis
Himalayan Sweet Box

Sarcococca ruscifolia
Fragrant Sweet Box

Stemmadenia japonica
Japanese Stemmia

Spiraea x bumalda 'Goldflame'
Goldflame Spirea

Taxus x media 'Hicksii'
Hick's Yew

PERENNIALS, GRASSES, GROUND COVER

Achillea millefolium occidentalis
Western Yarrow

Arctostaphylos uva-ursi
Bearberry

Asarum caudatum
Western Wild Ginger

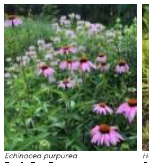
Blechnum spicant
Deer Fern

Brunnera macrophylla
Siberian Bugloss

Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass

Carex obnupta
Slough sedge

Carex testacea 'Prairie Fire'
Orange New Zealand Sedge


Echinacea purpurea
Purple Coneflower

Hakonechloa macra 'Aureola'
Golden Japanese Forest Grass

Helictotrichon sempervirens
Blue Oat Grass

Juncus effusus
Soft Common Rush

Lavandula angustifolia
English Lavender

Miscanthus sinensis 'Morning Light'
Maiden Grass

Nepeta faassenii
'Cat's Meow' Catmint

Nepeta mussinii
Catmint

Polystichum munitum
Western Sword Fern

Salvia superba 'Merleau blue'
Meadow Sage

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Project Stamp

Issue

No.	Description	Date
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G	Re-Issued for Rezoning / Development Joint Application Draft	25-06-20
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I	Rezoning / DP Re-Submission	25-09-26

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

PLANT LIST + IMAGES

L7.0

Rev. 6 revision

ONSITE PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	3	Acer circinatum	Vine Maple	6cm cal.	As Shown	B&B Specimen, Multistem, CRLS *
	5	Acer griseum	Paperbark Maple	6cm cal.	As Shown	B&B, CRLS
	3	Acer palmatum 'Emperor'	Emperor Japanese Maple	5cm cal.	As Shown	B&B
	5	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	6cm cal.	As Shown	B&B
	3	Betula nigra	River Birch	5cm cal.	As Shown	B&B, CRLS
	3	Cornus nuttallii ' Eddie's White Wonder'	Eddie's Pacific Dogwood	6cm cal.	As Shown	B&B, *
	6	Fagus sylvatica purpurea	Copper beech	5cm cal.	As Shown	B&B
	11	Magnolia grandiflora 'Saint Mary'	Saint Mary Southern Magnolia	6cm cal.	As Shown	B&B, Upright
	12	Magnolia x soulangiana	Saucer Magnolia	6cm cal.	As Shown	B&B
	9	Prunus x yedoensis	Yoshino Cherry	6cm cal.	As Shown	B&B
	11	Styrax japonicus	Japanese Snowbell	6cm cal.	As Shown	B&B
CONIFERS:						
	1	Pinus contorta var. contorta	Shore Pine	3m ht.	As Shown	B&B, Specimen, *
	2	Pinus nigra	Austrian Pine	3m ht.	As Shown	CLRS
SHRUBS:						
	54	Azalea japonica 'Hino White'	Hino White Azalea	#2 pot	0.46m o.c.	
	61	Berberis thunbergii	Japanese Barberry	#1 Pot	0.61m o.c.	CLRS
	10	Caryopteris x clandonensis 'Minibleu'	Petit Bleu Bluebeard	#5 Pot	1m o.c.	CLRS
	8	Cornus sericea 'Flaviramea'	Flaviramea Gold Twig Dogwood	#3 Pot	1.2m o.c.	CRLS *
	39	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#2 Pot	0.76m o.c.	
	41	Hydrangea macrophylla	Cityline Rio Bigleaf Hydrangea	#2 Pot	0.76m o.c.	
	33	Ilex crenata 'Convexa'	Japanese Holly	#2 Pot	0.61m o.c.	
	71	Mahonia repens	Creeping Oregon Grape	#2 Pot	0.46m o.c.	CLRS *
	59	Osmanthus x burkwoodii	Burkwood Osmanthus	#5 pot	0.6m o.c.	
	74	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#3 Pot	0.76m o.c.	
	18	Ribes sanguineum	Red Flowering Currant	#2 pot	1.2m o.c.	CRLS *
	25	Rosa nutkana	Nootka Rose	#5 Pot	1.22m o.c.	CRLS *
	82	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot	0.61m o.c.	
	16	Sarcococca ruscofolia	Fragrant Sweet Box	#2 Pot	0.61m o.c.	CRLS
	97	Skimmia japonica	Japanese Skimmia	#3 Pot	0.61m o.c.	
	15	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#5 Pot	0.61m o.c.	
	243	Taxus x media 'Hicksii'	Hick's Yew	1.25m. ht.	0.46m o.c.	---
PERENNIALS, GRASSES, GROUNDCOVER, FERN:						
	30	Achillea millefolium	Western Yarrow	#1 pot	0.4m o.c.	CRLS *
	48	Arctostaphylos uva-ursi	Bearberry, Kinnikinick	#2 Pot	0.3m o.c.	CLRS *
	251	Asarum caudatum	Western Wld Ginger	#2 Pot	0.3m o.c.	CLRS *
	172	Blechnum spicant	Deer Fern	#1 Pot	0.3m o.c.	CRLS *
	98	Brunnera macrophylla	Siberian bugloss	#2 pot	0.4m o.c.	
	25	Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#5 Pot	0.61m o.c.	CRLS
	45	Carex obnupta	Slough Sedge	#1 pot	0.46m o.c.	CRLS *
	43	Carex testacea 'Prairie Fire'	New Zealand Hair Sedge	#1 pot	0.46m o.c.	
	15	Echinacea purpurea	Purple Coneflower	#2 Pot	0.45m o.c.	CRLS *
	116	Hakonechloa macra	Golden Japanese Forest Grass	#2 pot	0.46m o.c.	
	23	Helictotrichon sempervirens	Blue Oat Grass	#2 Pot	0.61m o.c.	---
	94	Juncus effusus	Soft Common Rush	#1 Pot	0.3m o.c.	CRLS *
	66	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 Pot	0.46m o.c.	CRLS
	93	Miscanthus sinensis	Malden Grass	#2 Pot	0.76m o.c.	CRLS
	89	Nepeta faassenii 'Walkers low'	'Walkers low' Catmint	#1 Pot	0.61m o.c.	
	27	Nepeta mussini	Catmint	#1 Pot	0.61m o.c.	
	70	Polystichum munitum	Western sword fern	#3 Pot	0.6m o.c.	CRLS
	37	Salvia superba 'Merleau Blue'	Meadow Sage	#5 Pot	0.61m o.c.	

OFFSITE PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	4	Cercis chinensis	Chinese Redbud	8cm cal.	As Shown	B&B
	4	Ginkgo biloba	Maidenhair Tree	6cm cal.	As Shown	B&B
	7	Nyssa sylvatica	Black Tupelo	7cm cal.	As Shown	B&B
SHRUBS:						
	196	Lonicera nitida	Box-leaf Honeysuckle	#5 pot	0.45m o.c.	CRLS
	65	Osmanthus x burkwoodii	Burkwood Osmanthus	#5 pot	0.6m o.c.	
	50	Rosa nutkana	Nootka Rose	#5 Pot	1.22m o.c.	CRLS *
	95	Skimmia japonica	Japanese Skimmia	#3 Pot	0.61m o.c.	
	81	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#5 Pot	0.61m o.c.	
PERENNIALS, GRASSES, GROUNDCOVER, FERN:						
	25	Carex testacea 'Prairie Fire'	New Zealand Hair Sedge	#1 pot	0.46m o.c.	
	83	Helictotrichon sempervirens	Blue Oat Grass	#2 pot	0.61m o.c.	CRLS
	25	Nepeta mussini	Catmint	#1 Pot	0.61m o.c.	

NOTES:
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE.
9. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
10. PLANTS MARKED WITH AN ASTERISK (*) ARE NATIVE TO THE PACIFIC NORTHWEST.
11. PLANTS MARKED WITH "CRLS" ARE CONTAINED WITHIN THE PORT MOODY CLIMATE RESILIENT LANDSCAPING STANDARD

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Project Stamp

PROFESSIONAL ENGINEER
MICHAEL N. ERNS
335
PROVINCE OF MANITOBA

Issue

No.	Description	Date
F	Re-Issued for Rezoning / Development Joint Application Draft	25-05-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-06-20
H	Rezoning / DP Re-Submission	25-09-04
I	Rezoning / DP Re-Submission	26-03-06

Project Info

24053

2914 ST. JOHNS STREET
MIXED-USED
2914 ST. JOHNS STREET
PORT MOODY, BC

Project Team

Client
Anthem Properties

Architect
GBL Architects Inc

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

PLANT LIST

L7.1

Rev. 6 revision

Anthem Properties Port Moody TOD Term Sheet (Draft)

City of Port Moody and Anthem Developments

January 16, 2026

---

1. Definitions

"Anthem Properties" means, collectively Anthem St. Johns Holdings Ltd., INC NO. 0897490 as registered owners of the Property.

"**City**" means the City of Port Moody.

"**CPI**" means the Consumer Price Index for Vancouver, British Columbia, all items (not seasonally adjusted), as published by Statistics Canada from time to time, provided that if such index is no longer published, the closest remaining Consumer Price Index for consumer prices that includes the Vancouver area will be used instead.

"**Key Plan**" means the functional key plan attached to this Term Sheet as Schedule A, which Key Plan is in draft form and is expected to change from time to time as the Project progresses.

"Pedestrian Passageway" means the area shown generally in yellow on the Key Plan, which is intended to be a landscaped open space connecting St. Johns Street to Spring Street with a statutory right of way to allow public use, and attached to this term sheet as Schedule B.

"**Project**" means the mixed-use tower to be constructed on the Property generally in accordance with the functional Key Plan.

"**Property**" means the lands municipally described as 2914-2934 St. Johns Street, 85-87 Williams Street and 2911-2925 Spring Street with the following legal description:

LOT "A" BLOCK 14 DISTRICT LOT 291 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 72

PID: 011-451-823

"Superstructure Building Permit" means a building permit issued by the City's Building Department in accordance with City of Port Moody Building Bylaw, 2019, No. 3200, which authorizes the construction of a mixed-use high-rise building and associated podiums. For greater clarity, the superstructure building permit refers to the above grade construction and does not include an excavation (stage 1) or foundation (stage 2) building permit.

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2. Interpretation

i. All dollar values = 2025 values

ii. All dollar values subject to adjustment in accordance with changes to the CPI unless otherwise noted

3. Obligations

i. Density Bonus Payment

a. Anthem Properties will provide a density bonus payment in the amount of $4,800,000. This payment is payable prior to issuance of the Superstructure Building Permit and is subject to CPI.

ii. Community Amenity Contribution (CACs)

a. The total amount of CACs payable is $653,262.00. This payment is payable prior issuance of the Superstructure Building Permit and is subject to CPI.

iii. Land Dedications and Statutory Right-of-Ways (SRW)

a. The following land dedications are required:

i. 5m x 5m corner truncation at the corner of St Johns Street and Williams Street. The area beyond the 3x3 corner cut can be an SRW, if necessary.

ii. 3m x 3m corner truncation at the corner of Williams Street and Spring Street.

iii. 0.8m dedication on the west side of Williams Street to bring the future Williams ROW to 20.8m

iv. 2.5m dedication along the south side of Spring Street

1. 1.5m SRW along the south side of Spring Street is required in addition to the 2.5m dedication.

v. 0.39m SRW is required on the north side of St. Johns Street. The SRW must not impact any street trees.

vi. An SRW for public access is required over the Pedestrian Passageway.

4. Offsites and Servicing Improvements

i. Spring Street Improvements

Anthem Properties intends to construct, at its own cost, upgrades to Spring Street west of Williams Street, for the full extent of its frontage, generally as set out in the Key Plan (collectively, the "**Spring Street Improvements**") and generally in accordance with the City's Spring Street Streetscape Design Guidelines. To the extent that such upgrades are within areas of the Property and are outside of the boundaries of the required dedications

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on Spring Street as shown generally on the Key Plan, Anthem Properties intends to grant right(s) of way to the City permitting such areas to be used by the City and the public generally as shown on the Key Plan in Schedule A.
Interim measures shall be provided connecting the proposed multimodal network facilities to Hugh Street.

ii. St. Johns Street Improvements

Anthem Properties intends to construct, at its own cost, upgrades to St. Johns Street west of Williams Street, the full extent of its frontage, generally as set out in the Key Plan (collectively, the "**St. Johns Street Improvements**"). To the extent that such upgrades are within areas of the Property and are outside of the boundaries of the currently dedicated St. Johns Street as shown generally on the Key Plan, Anthem Properties intends to grant right(s) of way to the City permitting such areas to be used by the City and the public generally as shown on the Key Plan.

Interim measures shall be provided connecting the proposed multimodal network facilities to Hugh Street. The applicant to collaborate with the City to establish the appropriate temporary alignment, improving the existing infrastructure while working within the topographic constraints and minimizing utility conflicts to avoid the relocation of existing services.

iii. Williams Street

Anthem Properties intends to construct, at its own cost, upgrades to Williams Street north of St. Johns Street, for the full extent of its frontage, generally as set out in the Key Plan (collectively, the "**Williams Street Improvements**"). To the extent that such upgrades are within areas of the Property and are outside of the boundaries of the required dedications on Williams Street as shown generally on the Key Plan, Anthem Properties intends to grant right(s) of way to the City permitting such areas to be used by the City and the public generally as shown on the Key Plan.

iv. Storm Water Management Improvements

Anthem Properties intends to upgrade and extend, at its own cost, the storm water management infrastructure along Spring Street, and Williams Street generally as set out in the Key Plan. If any upgrades or extensions are considered "excess or extended services" within the meaning and as outlined within the *Local Government Act* then the costs of providing same will be dealt with in accordance with the *Local Government Act*.

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v. Sanitary Waste Management Improvements

Anthem Properties intends to upgrade and extend, at its own cost, the sanitary sewer management infrastructure along Spring Street, generally as set out in the Key Plan. If any such upgrades or extensions are considered "excess or extended services" within the meaning and as outlined within the *Local Government Act* then the costs of providing same will be dealt with in accordance with the *Local Government Act*.

vi. Water Management Improvements

Anthem Properties intends to evaluate and replace if necessary, at its own cost, the water management infrastructure along St. Johns Street, generally as set out in the Key Plan If any such upgrades or extensions are considered "excess or extended services" within the meaning and as outlined within the *Local Government Act then the* costs of providing same will be dealt with in accordance with the *Local Government Act*.

Anthem Properties has provided the City with water demand calculations which are being reviewed by the City's consultant and incorporated into their water model. The fees associated with this review will be borne by the applicant. Additional watermain upgrades may be required depending on the results of the modeling, design and construction costs shall be borne by the applicant.

The City's Subdivision and Servicing Bylaw requires fire hydrants at all intersections, Anthem properties, at its cost, shall construct a new fire hydrant at the intersection of Spring Street and Hugh Street. The applicant to collaborate with the City to establish the appropriate water feed for the new fire hydrant.

vii. Site Specific Transportation Impact Assessment (TIA) Improvements

Anthem Properties will finalize the draft site-specific TIA and identify transportation recommendations to support integration into the existing road network.

Traffic Impacts Assessment & Future Road Upgrades

Anthem Properties will complete a traffic impact study for the Project that may recommend short term network upgrades required because of the estimated vehicle trips generated by the Project. Following which Anthem properties and the City will work in good faith to determine the acceptable integration and timing of such required work into the offsite works and services agreement as per City bylaws and policies.

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5. Landscaped Open Space / Pedestrian Passageway

i. Anthem Properties will at its sole cost construct and maintain the landscaped open space / pedestrian passageway, referred to as the Pedestrian Passageway shown in concept form in Schedule B

ii. Final design details of the plaza concept will be determined as part of the development permit process

iii. Anthem Properties will grant right(s) of way to the City, permitting the Pedestrian Passageway to be used by the Public.

6. Rental Housing

i. Anthem Properties intends to develop the entire residential component as purpose-built rental tenure. The Rental Housing will be for the greater of 60 years or the life of the project secured through a Housing Agreement Bylaw.

ii. Adoption of the Housing Agreement Bylaw will be required prior to issuance of the Development Permit.

7. Public Art

i. Anthem Properties has prepared a Public Art Plan (the "Public Art Plan"), which is required to be accepted by the City prior to the issuance of the Development Permit.

ii. Anthem Properties will design construct, install, and maintain the public art, generally as set out in the Public Art Plan.

iii. The total value of the public art and/or contributions to the City's art reserve fund will have a value of $672,000. In the event that the applicant elects to provide a Cash-in-lieu payment rather than providing public art, that amount will be subject to CPI. For clarity, any public art provided on-site is not subject to CPI.

iv. Public art installations and/or any contributions to the City's art reserve fund are required prior to the issuance of an occupancy permit.

8. Transportation Demand Management (TDM)

i. Anthem Properties has committed to implement various TDM measures as outlined in the submitted TDM scorecard, included in Schedule "C". Including but not limited to a temporary connection for multi-modal transit (bike, scooter, etc.) along St. Johns Street to

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Hugh Street. There are three properties west of 2914 St Johns Street which will require temporary asphalt or another alternative for Active Transportation connectivity to Hugh Street. The applicant to collaborate with the City to establish the appropriate temporary alignment, improving the existing infrastructure while working within the existing topographic constraints and minimizing utility conflicts to avoid the relocation of existing services. Similarly on Spring Street, Anthem is required to provide an Active Transportation connection by installing a mid-block crossing for south to north movements.

ii. In addition to the TDM measures identified, Anthem Properties will implement additional TDM measures that support active transportation, transit and ride sharing as directed by Council or through amendments to City bylaws or policies regarding TDM prior to the approval of the first development permit for the Project.

9. Step Code and Neighbourhood Energy Utility

i. This project is required to comply with the Building Bylaw Amendments adopted by Council on September 24, 2024 implement a timeline and framework to reach the highest steps of both the BC Energy Step Code and the Zero Carbon Step Code ahead of the provincial timeline. The requirement for this project is

   a) Step 3, EL-4 Zero Carbon ready for the residential component, and;
   b) Step 2, EL-4 Zero Carbon ready for the commercial and office components

ii. design and install within each Building thermal energy systems (i.e. Heating, Ventilation, and Air Conditioning (HVAC) and Domestic Hot Water (DHW) systems) that meet the City of Vancouver Guidelines: Neighbourhood Energy Utility Connectivity Requirements so that such systems are compatible with a future City of Port Moody Neighbourhood Energy Utility (“NEU”)

iii. If the City directs, on or before the issuance of the project's development permit, the developer will be required to forego the installation of on-site thermal energy generation equipment and connect to a City supplied NEU for thermal energy services.

iv. If the City does not direct such a change in (iii) above, before the issuance of an Occupancy Permit for a Building, the Developer will register a covenant on the Lands requiring connection to a City NEU for thermal energy, if the City has implemented such a system, the earlier of and

   (a) 15 years have lapsed since the issuance of the last Occupancy Permit for the Lands; or

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(b) the-onsite thermal energy systems for the Building on the Lands are at the end of life/need significant rehabilitation.

Any such covenant in respect of a City NEU connection will contain terms which will require the Developer to obtain the consent and acknowledgement of any future owner, which must be bound by the terms and obligations of the covenant.

The foregoing requirement to connect to a City NEU will apply only if the City has conducted a feasibility study demonstrating that the City NEU will perform greater than or equal to the existing on-site thermal energy systems for the Development with respect to energy consumption, carbon emissions and cost efficiency at a neighbourhood level, taking into account any heat recaptured by the existing systems

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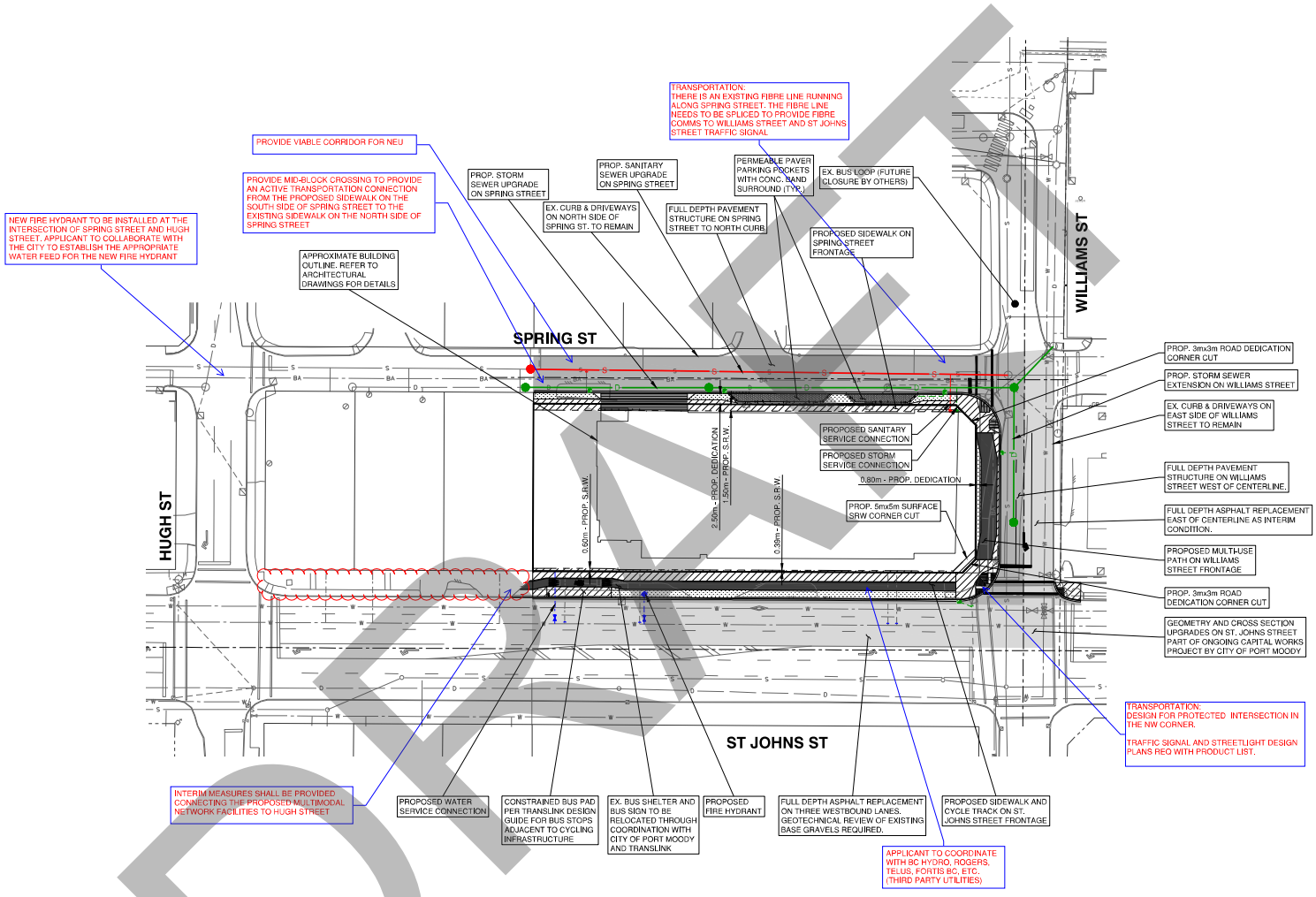
Schedule "A" – Key Plan

Attachment 9



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NOTES:

1. THIS DRAWING HAS BEEN PREPARED FOR CONCEPTUAL FUNCTIONAL DESIGN RELEVANT TO THE PROJECT SITE TO DEMONSTRATE EXPECTATIONS FOR ROADWORKS AND ULTIMATE SITE SERVICING AT THE SITE FRONTAGE.

FOR REFERENCE ONLY

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No.	DATE	REVISION	BY
A	2026-01-09	FUNCTIONAL PLANS	BCC

BINNIE
The people behind your infrastructure.

R.F. BINNIE & ASSOCIATES LTD.
300 - 4940 Canada Way,
Burnaby, BC V5G 4K6
TEL 604 420 1721
BINNIE.com

CLIENT: Anthem Properties Group Ltd.
1100 – 1055 Dunsmuir Street, Box 49200, Vancouver, BC V7X 1K8

DRAWING DESCRIPTION: 2914 ST. JOHNS STREET FUNCTIONAL KEY PLAN

SURVEYED BY: BUTLER
DRAWN BY: BCC
DESIGNED BY: JF
CHECKED BY: DC

SCALES: 0 1:500 20m

EGBC PERMIT No. 1001128

DATE: 2024-06-06
DRAWING No.: 24-0102-FKP1
SHEET 01 OF 01
REV. A
DESTROY ALL PRINTS BEARING PREVIOUS No.

Schedule "B" – Pedestrian Passageway

Attachment 9

KEY LEGEND

A GL: SPRING STREET HIGH STREET
1. BOULEVARDS WITH TREES
2. SPRING ST. FEATURE PAVING
3. LAY-BY PARKING WITH PERMEABLE SURFACE
4. PARKING ACCESS + LOADING

B GL: WILLIAMS STREET RETAIL FRONTAGE
5. CORNER RETAIL PLAZA + POSSIBLE PUBLIC ART
6. RAISED CRU PATIO TO ACTIVATE FRONTAGE
7. BUFFER PLANTING - TIERED

C GL: ST. JOHN'S STREET FRONTAGE
8. RAISED CRU PATIO TO ACTIVATE FRONTAGE
9. BUFFER PLANTING + SMALL TREES
10. BIKE LANE
11. CIP SIDEWALK PER CITY STANDARDS

D GL: PUBLIC PARK
12. LOBBY ENTRANCE WITH BIKE RACKS + SEATING
13. COMMUNITY PLAZA WITH TABLES AND SEATS W/ UMBRELLAS
14. NATURALIZED GARDEN / RAINWATER MANAGEMENT
15. NATURALIZED LANDSCAPE BED W/ NATIVE SPECIES
16. PLAYGROUND + MURAL / ART WALL
17. ADA RAMPS AND STAIRS

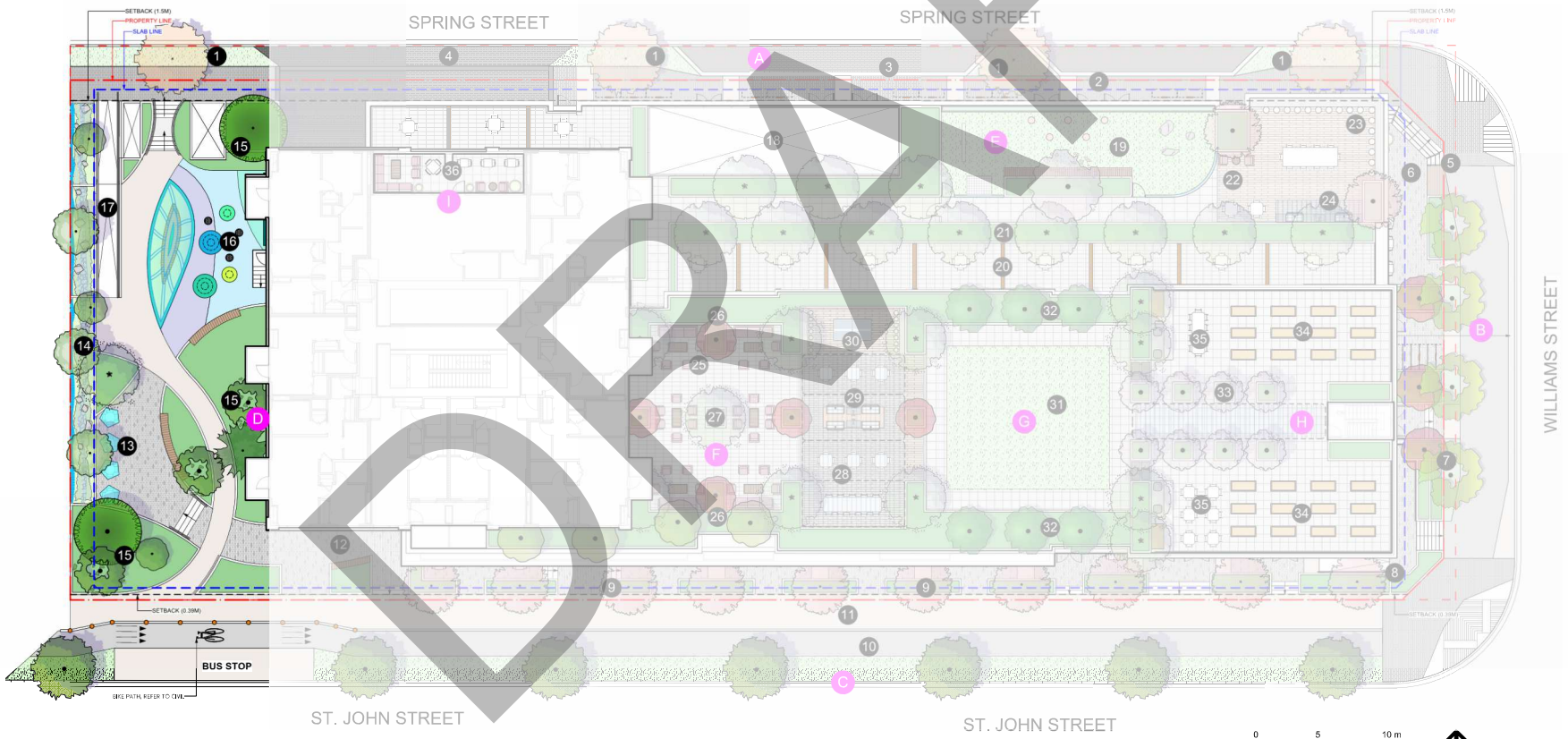
E L2: DOG RUN + SOCIAL LOUNGE
18. MECHANICAL OVERRUN
19. DOG RUN W/ SEATING
20. PRIVATE PATIOS
21. PLANTING BUFFER AND PRIVACY SCREEN
22. SOCIAL AMENITY AREA
23. PARAPET HEIGHT BAR TABLE + STOOLS
24. BBQ / BAR AREA FOR COCKTAILS OR COOKOUTS

F L7: OUTDOOR SOCIAL + DINING
25. OUTDOOR SEATING – COUCHES WITH TABLES
26. BUFFER PLANTERS AT EDGES
27. BOSQUE TREE GROVE FOR SHADE
28. MOVEABLE DINING TABLES AND CHAIRS
29. CANOPY OVER BBQ'S
30. POSSIBLE AREA FOR GAMES - TABLE TENNIS, ETC.

G L7: CENTRAL LAWN SPACE
31. LARGE TURF AREA FOR MULTIUSE GAMES
32. BUFFER PLANTING

H L7: URBAN AGRICULTURE LOUNGE
33. FORMAL ROWS OF ORCHARD TREES W/ CANOPY TRELLIS
34. URBAN AGRICULTURE PLANTERS
35. SOCIAL CORNER / HARVEST TABLE

I L26: SOCIAL AMENITY DECK
36. MOVABLE SEATING + TABLES W/ PLANTER POTS



1 OVERALL ILLUSTRATIVE LANDSCAPE PLAN
Scale: 1:150

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loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN
1738 KINGSWAY, VANCOUVER, BC V5N 2S3
www.locidesign.ca // 604.694.0053

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Project Stamp
REGISTERED MEMBER MICHAEL N. ENNS 395 LANDSCAPE ARCHITECT

Issue

No.	Description	Date
E	Re-Issued for Rezoning / Development Joint Application Draft	25-07-24
F	Re-Issued for Rezoning / Development Joint Application Draft	25-08-15
G	Re-Issued for Rezoning / Development Joint Application Draft	25-08-29
H	Rezoning / DP Re-Submission	25-09-04

Project Info
24053
2914 ST. JOHNS STREET
MIXED-USED
2914 ST JOHNS STREET
PORT MOODY, BC

Project Team
Client
Anthem Properties
Architect
GBL Architects Inc
Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
JK/JG	ME

OVERALL ILLUSTRATIVE LANDSCAPE PLAN
L0.2
Rev. B revision

Schedule "C" TDM Scorecard

Attachment 9

Port Moody Transportation Demand Management Point System Tool

Project Name	Anthem - Moody Centre
Project Address	2914 St. Johns
Developer	Anthem
Date	9/23/2025

Land Use	Residential
Scale	Large (13 units or more)
Development Size (Dwelling Units)	321 Units
Essential Points	**24**
Target Points	**60**
Essential Requirements Met	**Yes**
Synergy Points	**0**
TDM Points Earned	**60**
TDM Status	**Requirement Met**

Requirement	TDM Category	TDM Measure	Details	Points	Selected Strategy	Score	Technical Reference	Request or Provide Additional Information
essential	Vehicles	EV charging	ZBL Section 6.1.1	2	Yes	2	T-14	EV Charging Provided per ZBL Section 6.11
essential	Vehicles	Carshare spaces	1 space/40 units	2	Yes	2	T-21	8 Car Share stalls are being provided (1/40 units)
essential	Active transportation	Bike parking - short term and long term	ZBL Section 6.10	2	Yes	2	T-10	Bike Parking provided that meets ZBL Section 6.10
essential	Active transportation	Bicycle maintenance facilities	See technical reference	4	Yes	4	T-10	T-10 referers to End of Trip Facilities. Bike Maintenance is provided on level P2 for residential use, separate from commercial facilities.
essential	Active transportation	Pedestrian infrastructure improvements	Meets TIA recommendations	2	Yes	2	T-18	Sidewalks improved on 3 frontages. Pedestrian Plaza/Mid-block connection added. Refer to Civil Key Plan & Landscape Plans
essential	Active transportation	Cycling infrastructure improvements	Meets TIA recommendations	2	Yes	2	T-19-A	Multi use path and cycling path added to St. Johns and Williams. Refer to Civil Key Plan
essential	Parking management	Loading/PUDO	ZBL Section 6.9	2	Yes	2	PoMo ZBL	Loading has been designed to Design criteria section 6.9.6
essential	Support services	Multimodal wayfinding	refer to technical reference	2	Yes	2	INFO-1	Multimodal wayfing to be provided and shown on final Development Permit drawings
essential	Support services	Storage lockers	refer to technical reference	4	Yes	4	Family-1	16 secure storage location for car seats, stollers, gear, etc has been provided on level P4
essential	Transit	Transit priority measures / bus stop improvements	Meets TIA recommendations	2	Yes	2	T-27	Bus lane and bus stop relocation provided on St. Johns.
elective	Vehicles	Additional EV charging	ZBL Section 6.1.1	2	Yes	2	T-14	EV Charging Provided per ZBL Section 6.11
elective	Vehicles	Additional carshare spaces	Exceeds by at least 20%	2	No		T-21	
elective	Vehicles	Carshare membership	100% subsidy for each unit for 2 years	12	No		T-21	
elective	Active transportation	Additional/enhanced bike parking - short term	Exceeds by at least 20% / spaces are sheltered from the elements	2	No		T-10	
elective	Active transportation	Additional/enhanced bike parking - long term	Exceeds by at least 20%, or at least 20% spaces for enlarged	2	No		T-10	
elective	Active transportation	Shared micromobility membership	100% subsidy for each unit for 2 years	12	No		T-22	
elective	Active transportation	Shared micromobility docking space/private micromobility fleet	0	8	No		T-22	
elective	Active transportation	E-bike/cargo bike subsidy	$350/unit	8	No		Saanich e bike subsidy	
elective	Parking management	Not exceeding minimum parking supply	ZBL Section 6.3	6	Yes	6	T-15	Parking does not exceed the minimum parking supply under ZBL section 6.3
elective	Parking management	Parking unbundling	0	8	Yes	8	N/A	Unbundled parking provided for residential uses
elective	Mixed use	On-site childcare	ZBL Definitions	8	No		Family-2	
elective	Mixed use	On-site food retail or restaurant or grocery store or convenience store	ZBL Definitions	8	Yes	8	LU-1	High quality retail provided Spring Street targeting restaurand and food retail tenants
elective	Mixed use	On-site retail or personal service	ZBL Definitions	8	Yes	8	Translink TDM	High quality retail provided on St Johns and Spring Street
elective	Transit	Real-time information	0	4	Yes	4	Translink TDM	Real-time imformation to be added to Lobby and shown in final Development Permit Drawings
elective	Transit	Transit passes	100% subsidy for each unit for 2 years	12	No		T-9	
elective	Transit	Shuttle bus service	Schedule and route must be approved by City	8	No		T-11	
elective	Transit	On-site transit ticket sales	0	4	No		Translink TDM	
elective	Innovative Strategies	Innovative strategies	Must be approved by the City	4-18	No		N/A	

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Schedule "C" TDM Scorecard

Port Moody Transportation Demand Management Point System Tool

Project Name	Anthem - Moody Centre
Project Address	2914 St. Johns
Developer	Anthem
Date	9/23/2025

Land Use	Commercial
Scale	Large (>1000 sq m gfa)
Development Size (sq m)	2,970 sq. m.
Essential Points	**24**
Target Points	**60**
Essential Requirements Met	**Yes**
Synergy Points	**0**
TDM Points Earned	**60**
TDM Status	**Requirement Met**

Requirement	TDM Category	TDM Measure	Details	Points	Selected Strategy	Score	Technical Reference	Request or Provide Additional Information
essential	Vehicles	EV charging	ZBL Section 6.1.1	2	Yes	2	T-14	EV Charging Provided per ZBL Section 6.11
essential	Vehicles	Carshare spaces	1 space/40 units	2	Yes	2	T-21	8 Car Share stalls are being provided (1/40 units)
essential	Active transportation	Bike parking - short term and long term	ZBL Section 6.10	2	Yes	2	T-10	Bike Parking provided that meets ZBL Section 6.10
essential	Active transportation	Bicycle maintenance facilities	See technical reference	4	Yes	4	T-10	T-10 referers to End of Trip Facilities. Bike Maintenance is provided on level P2 for residential use, separate from commercial facilities.
essential	Active transportation	Pedestrian infrastructure improvements	Meets TIA recommendations	2	Yes	2	T-18	Sidewalks improved on 3 frontages. Pedestrian Plaza/Mid-block connection added. Refer to Civil Key Plan & Landscape Plans
essential	Active transportation	Cycling infrastructure improvements	Meets TIA recommendations	2	Yes	2	T-19-A	Multi use path and cycling path added to St. Johns and Williams. Refer to Civil Key Plan
essential	Parking management	Loading/PUDO	ZBL Section 6.9	2	Yes	2	PoMo ZBL	Loading has been designed to Design criteria section 6.9.6
essential	Support services	Multimodal wayfinding	refer to technical reference	2	Yes	2	INFO-1	Multimodal wayfing to be provided and shown on final Development Permit drawings
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essential	Transit	Transit priority measures / bus stop improvements	Meets TIA recommendations	2	Yes	2	T-27	Bus lane and bus stop relocation provided on St. Johns.
elective	Vehicles	Additional EV charging	ZBL Section 6.1.1	2	Yes	2	T-14	EV Charging Provided per ZBL Section 6.11
elective	Vehicles	Additional carshare spaces	Exceeds by at least 20%	2	No		T-21	
elective	Vehicles	Carshare membership	100% subsidy for each unit for 2 years	12	No		T-21	
elective	Active transportation	Additional/enhanced bike parking - short term	Exceeds by at least 20% / spaces are sheltered from the elements	2	No		T-10	
elective	Active transportation	Additional/enhanced bike parking - long term	Exceeds by at least 20%, or at least 20% spaces for enlarged	2	No		T-10	
elective	Active transportation	Shared micromobility membership	100% subsidy for each unit for 2 years	12	No		T-22	
elective	Active transportation	Shared micromobility docking space/private micromobility fleet	0	8	No		T-22	
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elective	Parking management	Not exceeding minimum parking supply	ZBL Section 6.3	6	Yes	6	T-15	Parking does not exceed the minimum parking supply under ZBL section 6.3
elective	Parking management	Parking unbundling	0	8	Yes	8	N/A	Unbundled parking provided for residential uses
elective	Mixed use	On-site childcare	ZBL Definitions	8	No		Family-2	
elective	Mixed use	On-site food retail or restaurant or grocery store or convenience store	ZBL Definitions	8	Yes	8	LU-1	High quality retail provided Spring Street targeting restaurand and food retail tenants
elective	Mixed use	On-site retail or personal service	ZBL Definitions	8	Yes	8	Translink TDM	High quality retail provided on St Johns and Spring Street
elective	Transit	Real-time information	0	4	Yes	4	Translink TDM	Real-time imformation to be added to Lobby and shown in final Development Permit Drawings
elective	Transit	Transit passes	100% subsidy for each unit for 2 years	12	No		T-9	
elective	Transit	Shuttle bus service	Schedule and route must be approved by City	8	No		T-11	
elective	Transit	On-site transit ticket sales	0	4	No		Translink TDM	
elective	Innovative Strategies	Innovative strategies	Must be approved by the City	4-18	No		N/A	

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PORT MOODY
CITY OF THE ARTS

Attachment 10
100 Newport Drive, Port Moody, B.C., V3H 5C3, Canada
Tel 604.469.4500 Fax 604.469.4550
www.portmoody.ca

2914-2934 St. Johns Street Development Application

Public input received on Engage Port Moody from Feb. 1, 2025 to Mar. 26, 2026

This encompasses the period from the day the project launched on engage.portmoody.ca to the date the report was prepared for Council First, Second, and Third Reading. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been redacted.

Engagement highlights

Highlights of project engagement to date:

- **11 engaged participants** contributed to one or more feedback tools
- **330 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **668 aware visitors** viewed this project page

Comments

Comments 1 through 5 were included in the first public engagement summary shared with Council at early input

1. The proposed application seems very thought through and aligns wit the city's OCP. We support this application. One of the many things that we like i this application are:

   - The setback of the tower
   - The retail space
   - The ground level community plaza conecting St. Johns with Spring St is the best use of that space

2. This is a good development for the community that will bring rental homes and retail services right at the doorstep of mass transit. The tower height of 26 stories fits within the OCP. Along with the other proposed developments in the Moody Centre TOD, these developments support each other well with homes and new services for the community.

3. The last thing we need are more high density developments. The people that moved their lives here were sold on a 'single family home' lifestyle which has since been ripped from their life.

4. This looks like a great addition to Moody Centre. As long as Council ensures consistency is maintained along the length of Spring Street, I'd say this is exactly what we need more of. I am in full support of this application

5. needs public park space

Comments 6 through 12 were included in the public engagement summary shared with Council on January 27, 2026

6. The rapid pace of growth around Moody Centre is unsustainable. This is another project that council will unfortunately push forward with any benefit to current residents. The infrastructure for this growth

is not in place. We lack schools, hospitals, medical/doctor offices, rec centres, libraries, park space, roads, etc. to push ahead 14 towers. It's sad and it makes me distrust this council given lack of future thought. I have two young children who I wanted to raise in the Port Moody I moved two and now I worry about their quality of education and the quality of life in Port Moody with this growth. These plans aren't necessarily bad but it's not a fit for our city. I'm sad that council have already decided to give themselves power to ursup the OCP despite the fact that the 2050 survey responses clearly showed the city residents didn't want this type of development. The ironic part is that the residents voted quite often for mid-rise development which suggests they understand low rise wouldn't be the only option and building to meet Canada and BC population growth needed but a middle ground. This is just another score for the pockets of developers (hopefully not our council's).

7. This is an excellent application. Its proximity to the Moody Centre Skytrain station means that the increased density will not have significant impacts on the road network, while still providing all of the environmental and housing benefits of increased density.

8. I understand the need for expanding the city and adding density around transit hubs, but adding 300 plus units in central port moody without addressing the constant traffic issues between Barnet hwy and ioco Rd would just make the city more congested for everybody. Traffic doesn't move from the hours of 3 pm till at least 7 pm.

   Port Moody is jumping the gun on adding mid-highrise buildings without fixing issues that are well established already

9. I believe this follows the provincial legislation and OCP with increased density near the skytrain station of Moody Centre and providing more homes for Port Moody residents. As a nearby resident, I mostly look forward to having commercial retail (hopefully restaurants/bar/food) that is walking distance and the opportunity to bring some nature (landscaping, trees, etc) to this area.

10. Pocket parking is unnecessary, great build overall though.

11. As this development offers a lot of retail space for both the proposed development as well as the surrounding area, there should be a bridge over to Murray St to allow for residents in the vicinity to benefit from the commercial spaces being proposed.

12. TRAFFIC: Current traffic flow can't handle these new buildings. What is the plan to handle the thousands of future cars in and out of the Moody Centre TOD? Cars will have to be allowed to exit at more than just Williams Street, which can't handle more than 4-5 cars per each red light now.

    COMMUNITY SPACE: Please don't allow Moody Centre to become a mashup of different developer buildings without an overall cohesive plan to provide amenities that will be useful to the community. We don't want Moody Centre to become Coquitlam Centre, where increasing numbers of drug users are loitering. Look at successful examples of community spaces.

    AMENITIES: We need useful businesses, such as grocery stores, food/beverage stores, local restaurants, and banking. They should be given priority. Please no more insurance, dental, hair/nail salons on the ground floor.

    RENTALS: Why are so many rental only buildings being approved? We want people invested in the community, and that's normally folks who buy in the area.

    COMMUNITY: What has the developer agreed to provide to the city in order to build this building? I don't oppose Moody Centre redevelopment, or higher story buildings. But we don't want another Burquitlam or Coquitlam Centre, packed with high-rises, and no green spaces or amenities.

City of Port Moody
Report/Recommendation to Council

Date: April 14, 2026
Submitted by: Community Development Department – Economic Development Office
Subject: Arts and Business Initiative Update

Purpose
To provide an update on the arts and business initiative.

Recommended Resolution(s)

THAT the report dated April 14, 2026, from the Community Development Department – Economic Development Office regarding Arts and Business Initiative Update and related presentation be received for information.

Background
In early 2023, the Mayor's Arts and Business Coalition Task Force was assembled with a mandate to identify opportunities to strengthen the City of Port Moody's branding as "City of the Arts" and to make recommendations to Council on the same. The duties of the Task Force included:

- Articulate a vision for growing the Port Moody City of the Arts brand;
- Develop a broad brainstorming list of potential opportunities and mechanisms used globally to create synergies between the arts and businesses with the goal of brand identification and strengthening;
- Identify local opportunities in the context of the global examples;
- Develop a list of achievable recommendations for consideration by Council;
- Prepare high-level budgets for each identified opportunity and mechanisms; and
- Other pertinent matters as determined by the Task Force.

Six meetings were held from spring to fall 2023. The Task Force was chaired by Councillor Samantha Agtarap and Councillor Kyla Knowles served as Vice Chair. At the October 10, 2023[1], Regular Council meeting, a summary of the work conducted by the Mayor's Arts and Business Coalition Task Force and a list of recommendations was presented to Council. One of the recommendations was to establish an arts and business council, envisioned to be structured as a not-for-profit organization.

[1] Regular Council - October 10, 2023

Council approved the recommended motions and passed the following motion:

> *RC23/241*
> THAT staff report back with a consultation plan that includes all relevant Civic committees and local art organizations, businesses, and the community at large.

The Mayor's Arts and Business Coalition Task Force was dissolved, and the Arts and Business Council Project Task Force was formed on November 28, 2023, to support the development of the arts and business council.

This Task Force had the following responsibilities:

- Oversee stakeholder engagement per the Council-endorsed public engagement approach. Targeted stakeholders will include Council Committees, local artists, arts groups, and business representatives;
- Draft a mandate for the arts and business council that positions and aligns the arts and business council in the community such that it supports and builds on, and does not duplicate, the work already taking place (note that the operational agreement and accountability structure of the arts and business council with the City are not included within the scope of the Task Force);
- Develop mission and ambition statements;
- Generate proposed names for the society;
- Recommend the founding board to Council; and
- Other pertinent matters as determined by the Task Force.

At the February 13, 2024, Regular Council meeting, Council approved the public engagement approach.

This second Task Force held stakeholder sessions in spring 2024 with the Economic Development and Tourism Committee; the Inclusion, Diversity, Equity, and Accessibility Committee; the Arts, Culture, and Heritage Committee and the Youth Focus Committee to receive input on the concept of an Arts and Business Council. Staff held separate stakeholder sessions with arts and business individuals, arts and business organizations, community organizations, and separate sessions with individuals unable to attend any of the group meetings. In total, more than 50 individuals provided feedback through this process.

Community Workshop
Using the foundation created through stakeholder engagement, Elizabeth Keurvorst of Creative City Consulting, and the first Manager of Cultural Services at the City of Port Moody, was hired to plan and facilitate a community workshop that was focused on identifying the benefits to both businesses and the arts when the other thrives, drafting an organizational mandate, outlining what the first 100 days of operations could look like, and advising on a governance model. Ms. Keurvorst was not only engaged as a professional with vast experience in this area and strong connections to the arts community across the country but also ties and working knowledge of the local cultural history. The workshop was held on Thursday, January 30, 2025, at the Old Mill Boathouse. Thirty arts and business community members attended.

Councillor Agtarap provided a welcome and opening remarks but did not stay and participate. Staff did not participate in the workshop but did stay as organizers and observers.

The following are recommendations from the Consultant's workshop report:

- Hire an Arts and Business Specialist on a contract basis.
- Consult and co-create a term workplan with key stakeholders to be finalized by City Council.
- Explore operating model options with businesses and arts groups input. Evaluate the not-for-profit models for delivery of the mandate. Present the options to Council.
- Achieve early success, launch early initiatives to connect arts and business sectors, fostering mutual growth. Optimize arts and business early collaborations.

At the May 13, 2025, Regular Council meeting, Council endorsed the Workshop Report (**Attachment 1**) and concluded the Arts and Business Council Project Task Force.

Discussion

Andrea Curtis of BAM Inc. was hired as the Arts and Business Specialist in August 2025 following an open and competitive process. She has over two decades of experience specializing in cultural strategy, public art, and festival design and recently completed an MBA. Among other projects and initiatives, she was one of the founders of the Vancouver Mural Festival and served as its executive director for many years.

Ms. Curtis is on contract until October 2026. The high-level approach for her work until the end of the contract consists of the following:

- August to November 2025
  - Reconnect with interest holders who were previously involved in the arts and business council discussions and connect with new ones.
  - Map the existing ecosystem and assets – venues, artists, businesses, programs, organizations, etc. Begin to understand needs and opportunities within the creative space in the city.
- November 2025 to March 2026
  - Benchmark research – developing metrics, budgets, funding structures and sources, and understanding the local context with respect to this research.
  - Formalize KPIs.
  - Co-develop with interest holders early win field testing and pilot projects (e.g., data gathering, business model development for creative spaces).
  - Resource field testing pilot projects (e.g., additional meetups, lunch and learns).
  - In tandem with Communications, develop communications and marketing for pilot projects.
- April to August 2026
  - Oversee field testing of about five to ten pilot projects that will demonstrate partnerships between the arts and business communities and also identify and understand opportunities (e.g. leveraging current events, exploring opportunities of creative spaces in new developments) and barriers (e.g. sustaining community-led initiatives).

    - Develop a framework for an arts and business council to guide ongoing work in this area in the community which would include establishing the board structure and composition, mandate, revenue models, and activities and operations.
- September/October 2026
    - Present final report to Council.

In the months since the Arts and Business Specialist has been in place, notable activities include:

- Connecting with over 40 artists, businesses, and others in the community in one-on-one coffee meetings and several more via meetings online as part of developing a network of contacts and potential pilot project partners. While some of these meetings have been with key interest holders, a concerted effort has been made to find and engage with creatives who are less visible but are undertaking equally important work.
- Taking stock of local assets and potential future assets and understanding linkages with emerging opportunities and city priorities.
- Framing governance and performance considerations for a future organization (arts and business council) that could effectively leverage the creative sector while being operationally sustainable.
- A local business reached out to the City wanting to host a “Port Moody Creatives” gathering focusing on the design sub-community. The Arts and Business Specialist provided support to this event that was held on November 26, 2025. Over 15 people attended to discuss how arts and businesses can collaborate, raising awareness of Port Moody through these sectors, and bringing new creative enterprises to the city.
- Issuing a studio needs survey to quantify the demand in the community and capture factors such as type and size of studio and price point.
- Hosting a “Creators of Port Moody” event on March 12, 2026, at the Inlet Theatre. The event featured nine speakers in a pecha kucha style format and was attended by over 150 people (**Attachment 2**).

The following are upcoming activities of this pilot phase:

- Exploring models for operational and financial sustainability of creative spaces.
- Analyzing the studio needs survey results to further explorations in this area.
- Supporting additional professional development and professional-practice meet ups which might include themes such as helping creatives understand the business of running a studio, marketing etc.
- A second Creators of Port Moody event in the late summer or early fall due to interest and demand stemming from the first event.
- A bespoke publication with accompanying digital campaign in partnership with Vancouver Is Awesome to raise the profile of the city by highlighting City and community summer events and activities, the Presence of Ancestors installation, human stories, and informing readers of the upcoming second Creators of Port Moody event. Five thousand copies of the publication would be distributed during the peak summer season. The publication would have a lifespan of about three months and would include a targeted digital campaign. There would also be a full-page ad in the Ultimate Tourism Guide, which is distributed to YVR, BC Ferries, and tourism hot spots.

The purpose of the publication and digital campaign would be to raise the profile of the city during the peak tourism summer season, highlight points of interest, and support artists and businesses.

The publication project was discussed during the March Economic Development and Tourism Committee meeting, and the following recommendations were passed:

> *EDTC26/009*
> THAT the Economic Development and Tourism Committee recommends:
>
> > THAT City Staff report back on opportunities to advertise Port Moody in and around transit stations, ports of entry, and on major thoroughfares to drive tourism during the FIFA World Cup and beyond.
>
> *EDTC26/012*
> THAT the Economic Development and Tourism Committee recommends:
>
> > THAT Council allocate up to $5,000 from the Committee Contingency fund to support a digital strategy to promote tourism and small businesses during the World Cup.

Subsequent to the EDTC meeting, it has been determined that no additional funding will be required as funding for the publication is available from the reserve allocated to the arts and business project. Additionally, the pilot project with Vancouver Is Awesome contains a robust digital campaign so a digital strategy and execution would be included. The discussion and feedback with the Economic Development and Tourism Committee brought up important considerations to maximize exposure and leverage this opportunity. The pilot initiative with Vancouver Is Awesome will be able to achieve the intent of both motions.

The work of the Arts and Business Specialist is based on three key goals that have been developed from discussions with the community and from the initial cohort of activities. They are:

- Expanding definition of the creative sector
    - “Creative sector” represents the overlap of arts and business. Artists see and express things in a different light and businesses require creativity to adapt. Creativity can help foster innovation across both but also drive innovation in the city as an economic development approach.
- Increasing artist spaces
    - The City of the Arts needs to be generative in terms of creative output and artists spaces also support the development of local talent and the creative sector.
- Amplifying the work in the city
    - As the Creators of Port Moody showcased, the city has many talented and creative artists and businesspeople. Telling these stories broadly demonstrates that there is strong creative talent in the city and strengthens Port Moody’s branding as City of the Arts.

Other Option(s)

This report is for information only; therefore, no other options are being provided.

Financial Implications

There are no new financial implications associated with the recommendations in this report as an annual budget funded from reserves has been established by Council to test this proof of concept. The General Manager of Finance and Technology is aware of the parameters of this project.

Communications and Public Engagement Initiatives

There are no communications or public engagement initiatives associated with the recommendations in this report. The Manager of Communications and Engagement has been engaged regarding the Creators Of website, space survey, and Creators Of Port Moody event.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 4.1 – Improve the local business climate; and
- Strategic Goal 4.2 – Enhance vibrancy through placemaking, arts, culture, heritage, and tourism.

Attachment(s)

1. Workshop Report, January 30, 2025.
2. Creators of Port Moody poster.

Report Author

Joji Kumagai
Manager of Economic Development

Report Approval Details

Document Title:	Update on the Arts and Business Initiative.docx
Attachments:	- Attachment 1 - Workshop Report, January 30, 2025.pdf - Attachment 2 - Creators of Port Moody poster.pdf
Final Approval Date:	Apr 7, 2026

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 2, 2026

Paul Rockwood, General Manager of Finance and Technology - Apr 7, 2026

Anna Mathewson, City Manager - Apr 7, 2026

Attachment 1

Workshop Report – January 30, 2025

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Respectfully submitted, Elizabeth Keurvorst, Creative City Consulting

Executive Summary

A mechanism is desired for bridging the gap between local arts and business that will strengthen the local economy, increase business exposure, foster tourism, and create a sustainable creative sector. By leveraging diverse funding streams, creating cross-sector collaborations, and integrating arts into economic development, Port Moody can position itself as a leading creative hub where arts and business flourish together. The challenge, as identified through the various engagements and surveys, is determining how to move forward in a way to not only launch this initiative but to ensure ongoing success. It was with this in mind that the workshop was convened in January 2025 to include both business and arts input.

As the research shows, there are no operating models in Canada that Port Moody can draw on of a non-profit that speaks to both economic development and the strengthening of the arts. In the USA, there are some models, although most focus on business support for arts organizations (see the research section of this report).

The unique vision for Port Moody, as setting itself apart as the City of the Arts, is broadly shared by participants. Businesses have been drawn here by the 'cool factor' and artists have found a welcoming community. The City Council and the task force input identified that more can be done to strengthen this identity and are looking for a way forward.

The recommendations in this report are based on the input and the number of questions still unanswered. While non-profit organizations can take time to create, the pragmatic work at hand can begin immediately if resourced.

The City of Port Moody government has a decades long history acting as a kick-starter in the community at the initiation stage of ideas and exploring proof of concepts. A few examples include:

- The Port Moody Arts Centre was first opened and operated successfully by Parks, Recreation & Cultural Services for the first few years until the City supported the transfer of funding to a non-profit operating society.
- The Port Moody Film Festival began as a City initiative in partnership with volunteers wanting to cultivate a new audience of film lovers. After a few years, the City facilitated a model for a society to take it on.
- The Port Moody Arts Festival began as a City initiative for the first years and supported the operations and the creation of an operating society to take it on.
- The creation of the Port Moody Foundation was facilitated by the City working with several volunteers.

At the workshop, attendees posed excellent questions to consider setting up a new organization. However, they were more energized around the practical activities they could be involved in to promote arts and business integration. Now is the time once again for the City to kick-start and prove the innovative concept to set it up for success in Port Moody. This requires field work, research and modelling as well as immediately facilitating activities showcasing the benefits of integration.

Background

The recommendation to form an Arts and Business Council was first proposed by the Mayor's Arts and Business Coalition Task Force (MABCTF) in 2023. Following that recommendation, an Arts and Business Council Project Task Force (ABCPTF) was struck to oversee stakeholder engagement. Stakeholder engagement was conducted by way of group meetings and survey questions. A stakeholder input document was developed in May 2024.

Except for some concerns from within the arts community about the perceptions of duplication of services and a fear of lack of resources, the concept has been met with interest by those consulted – from both business and the arts as well as youth.

In January 2025, a workshop engaged the broad arts and business community to explore the next steps for creating a mutually beneficial organization to bridge the gap between arts and businesses to energize the City of the Arts differentiator.

Research

The research shows very few models of an Arts and Business council at the local level. Even those that share the same name are not necessarily focused on economic development. For example,

The Arts & Business Council of Greater Boston has, for over the past 30 years, provided professional development, legal education, and board service workshops in collaboration with other organizations. They partner with a wide range of institutions such as local non-profits, national foundations, large corporations, educational institutions, and local government. Their mission states that they empower artists and arts organizations by providing legal services, professional development, and business mentorship to strengthen the creative sector. (https://artsandbusinesscouncil.org)

The Arts & Business Council of Chicago strengthens non-profit arts organizations by fostering business partnerships, providing management consulting, and developing leadership programs. After nearly four decades, the Arts and Business Council of Chicago has merged with Lawyers for the Creative Arts (LCA) who continue to deliver educational and consulting services tailored to the unique needs of artists and arts administrators. (https://artsbiz-chicago.org)

The Arts & Business Council of Miami is a closer reflection of the Port Moody aspiration as it empowers Miami's creative ecosystem to strengthen economic impact. They curate innovative and tailored programing that leverages investment in the arts to measurably advance the goals of Miami businesses and foundations, ultimately strengthening the economic impact of the creative economy and the vitality of their entire community. (https://artsbizmiami.org/)

Key takeaways from the research:

- Diversified Funding Model – Most councils rely on a mix of government funding, corporate sponsorships, membership fees, and revenue from services (e.g., consulting, workshops, or professional training for artists).
- Strong Operating Model – Councils are usually non-profits with a board composed of business leaders, artists, and municipal representatives to ensure strategic alignment.
- Integration into Economic Development – Cities that recognize the arts as an economic driver

see higher investment in tourism, creative industries, and small business growth.
- Public-Private Partnerships – Strong collaboration between the public sector (government funding) and private businesses (sponsorships and investments) leads to long-term sustainability.

Workshop Report

The facilitated workshop was held on January 30, 2025, at the Old Mill Boathouse. Context and welcome remarks were shared on behalf of Mayor Lahti by Councillor Agtarap. The workshop included representation from business, arts and community organizations. Staff representatives from Finance, Parks, Recreation, Cultural Services, and Economic Development were on hand to support the workshop but did not participate in the discussions. At the closing, CFO Rockwood thanked participants and advised them on the next steps. A copy of the PowerPoint slides is found in Appendix One.

Following introductions and a brief history and context setting about the concept, the facilitator went through four activities with the participants:
- Identifying the benefits when both sectors thrive
- Listing the key actions important to be reflected in the ABC mandate
- Discussing the priorities for the first 100 days
- Considering the operating model

Benefits Listing

Participants worked in groups to identify the benefits to both businesses and the arts when one or the other thrives. They reported back in a plenary session. In the context of the Arts and Business Council, these benefits could form the objectives and key results (OKRs).

Benefits to local businesses when the arts thrive, and the City is a successful creative hub

Businesses can be part of experiences that create a destination
The City is a draw for consumer foot traffic
Increased exposure for the businesses
Increased access to creative talent
Attracts other related businesses – e.g. brewer's row
Increased tourism
Sponsoring the arts brings an intrinsic personal pride for the business and satisfaction (e.g. PCT Stage)
Opportunities for workspace/shops
Beautification working with local artists
Increased traffic related to special events and artistic activities
Local art as a service offering to businesses
Keeps money local
Sponsorship of the arts is mutually beneficial as it increases attendance to benefit businesses
There is a community to create security and longevity for sustaining businesses
Being viewed as an important part of the community
Local tourism spurred by the arts
Community loyalty – people come to the area to spend
Build a brand for businesses to be part of
Art can personalize a business
Creates a gathering place

Benefits to the local arts community when businesses thrive, and the City is a successful creative hub

Businesses supporting the arts through sponsorships and donations
Creates economic diversity
Arts retailers can support local artists
Greater exposure for artists working with local businesses
Arts-focused businesses are drawn to the City
Businesses taking part in the arts (e.g. team building activities)
Businesses as clients hire from the arts (e.g. graphic design, catering, videography, event planning services)
Opportunities for artists to sell in local retailers
Increased collaboration between artists and businesses
Temporary or permanent homes for gallery spaces or performance spaces

Benefits to both sectors

- Develops diversity – thought, voices, backgrounds, experiences
- Opportunities for personal development and participation in a vibrant lifestyle with connection to community
- Access to creative talent
- The 'Cool Factor'

To conclude this exercise, the group confirmed that achieving these mutual benefits is ambitious but the desire to do so is what had brought them here today. It was also pointed out to the group that this is a leading-edge idea as there are no other similar civic organizations in Canada.

Developing a Mandate – The ABC exists to...

Participants then identified key action words to describe what a core mandate for the ABC would focus on. The ones that resonated the most with participants are starred:

Promote*
Connect*
Advance*
Cultivate*
Enable*
Sustain*
Educate *
Illuminate*
Bridging the gap*
Unify*
Include*
Integrate arts and business*
Nurture*
Bolster innovation*
Communicate*
Create/Cocreate
independence/sustainability
Create opportunities
Ensure the mandate of arts is included in non-artistic events
Assist in finding funding
Build cultural opportunities
Build demand
Foster creativity
Empower
Engage local connections and services
Aggregate
Facilitate relationships and resources
Resolve
Support
Advise
Share
Encourage
Promote connections between artists/organizations/businesses
Champion
Advocate
Establish a grand vision for the City of the Arts – make it credible and communicate it
Encourage and support artists to become financially sustainable through education in business
Enable sustainable growth in perpetuity
Manage the needs of the arts community
Enable artists to create and thrive
Centralize resources
Promote and communicate our vision everywhere
Unify both groups to allow growth

Build bridges between stakeholders to provide a community	Develop	Fund
	Cultivate	Bring value
	Guide	Raise public awareness
Sustain and develop a centre for all the arts	Organize community events	Advocate
	Advance	Expose
Bridge the gap between economic and cultural prosperity	Visibility	Bridge the gap
	Promote	Expand
Listen	Collaborate	Develop programs
Inform	Co-ordinate existing resources	Engage with the community
Connect	Expand	Offer pro-development
Educate	Co-create	

The group explored the development of what a mandate statement might focus on in the remaining time available and a summary is proposed in the recommendations section.

The First 100 Days

Following the discussion of what actions ABC would focus on to achieve success, the group discussed the first thing's first approach. At their tables, participants discussed priorities and shared their top two ideas about what ABC should focus on at the beginning. The starred ideas on the list below represent the highest priority identified by the group:

- ❖ Confirm the mandate, the grand vision, and define the primary goal(s) – define success
- ❖ Determine budget, resources and viability with recurring revenue sources
- ❖ Clarify the operating model or the NFP structure, governance and set accountability
- ❖ Open lines of communication to both sectors
- ❖ Create inventories of arts friendly business organizations and arts organizations and artists
- ❖ Assess the gaps – engage all parties for input of current state/ground truth
- ❖ Connect artists with businesses (consider logic maps of who does what and interests)
- ❖ Create a website that includes listings and resources to help artists/arts organizations with business savvy, expert references, listings, venues, education.
- ❖ Research funding possibilities
- ❖ Get to know and create an inventory of, artists, organizations, venues, grants
- ❖ Review the City's event permitting process to ensure that arts and economic development considerations are included (event audit); list the local products and services used.

Other priorities included:

- Raise visibility
- Unify through collaborations – connect art with businesses
- Bring more art into the city
- Identify issues
- Build a team
- Connect, network, find out who is in the community and what it wants

Discussion: How to Organize

The group discussed how to realize the mandate. While no definitive recommendation was made, the input revolved around questions to be considered before moving forward with a new operating society, including:

- How would accountability be monitored?

- What funding would be available and what do we mean by sustainability?
- Would board members need to live and/or work in Port Moody or be representing an organization that was Port Moody based?
- Would ABC include members at large as well as representatives from both sectors to ensure community input?
- Would undertaking a two-step process with an initial advisory group to create the mechanisms for the ongoing organization make sense?

Although the questions above posed by the group were excellent, the attendees showed more energy toward the practical activities they could be involved in to promote arts and business over the work to create a new organization – they want to see this idea happen but don't seem to know where to start.

Conclusion

The idea of an Arts and Business Council for the City sees Port Moody once again forging a new path. As the City of the Arts, City Council wants to lean into this opportunity

As the feedback from the workshop was reviewed and compiled, the following emerged directly from the words and ideas offered by the participants:

Potential Mandate

The Arts and Business Council of Port Moody will exist to promote, connect, and advance the integration of arts and business, cultivating a thriving, innovative, and sustainable creative economy.

This mandate statement can be further defined by the visionary input at the workshop as an organization dedicated to bridging the gap between economic and cultural prosperity, ensuring that artists, businesses, and the broader community unify to build Port Moody as a recognized City of the Arts. Informed by a grand vision that is credible, sustainable, and well-communicated to all, ABC will work to enable, sustain, and educate by illuminating the immense value of arts and culture within the local economy. Through meaningful partnerships, strategic investments, and advocacy, it will empower, engage, and nurture both artistic and business communities, bolstering innovation and fostering long-term sustainability.

Summary of Priorities

Based on the workshop feedback, the ABC would facilitate Port Moody's arts and business communities to co-create, innovate, and prosper—enriching the entire city. The ABC would do well to focus on these seven core functions:

Bridging the Gap & Unifying

- Bridge the gap between businesses and artists, ensuring mutually beneficial relationships.
- Unify both groups to create growth, innovation, and community impact.
- Bridge the gap between economic and cultural prosperity, ensuring that the mandate of the arts is included in non-artistic special events.
- Build bridges between stakeholders to provide a supportive community.

Promoting & Connecting

- Promote the arts as a key economic driver and integral to Port Moody's identity.
- Connect artists, businesses, and community leaders to foster collaboration and shared opportunities.
- Promote connections between arts organizations, entrepreneurs, and commercial sectors.
- Champion Port Moody's creative industries locally, regionally, and beyond.

Advancing & Cultivating

- Advance the financial sustainability of artists and arts organizations by providing business education and funding strategies.
- Cultivate an environment where arts and business collaborations flourish, creating mutual value.
- Develop programs that ensure arts and culture are embedded in Port Moody's long-term economic and civic planning.
- Encourage and support artists to become financially sustainable through education in business.

Enabling & Sustaining

- Enable businesses to leverage the power of the arts for economic and community growth.
- Sustain and develop Port Moody as a center for all the arts, ensuring resources, funding, and opportunities are accessible to all.
- Enable sustainable growth in perpetuity, ensuring both arts and business communities thrive together.

Educating & Illuminating

- Educate businesses on the value of the arts in fostering economic development and social cohesion.
- Illuminate the role of the arts in Port Moody's civic, cultural, and economic progress.
- Inform the public about the significance of the arts through storytelling, research, and strategic communications.
- Raise public awareness of the importance of integrating arts and business.

Building & Developing

- Build demand for artistic experiences and creative services within the business sector.
- Develop cultural opportunities that enhance Port Moody's vibrancy and attract new investment.
- Expand visibility for artists and creative entrepreneurs through partnerships, media, and public engagement.
- Fund initiatives that drive artistic and economic growth.

Empowering & Engaging

- Empower artists with business skills to foster financial independence and sustainability.
- Engage local connections and services, ensuring that arts organizations, small businesses, and investors are working together.
- Aggregate and centralize resources, making them more accessible to both business and creative sectors.
- Encourage and facilitate relationships that lead to cross-sector collaboration and investment in Port Moody's cultural economy.

Recommendations

To ensure any new idea is **set up for success** means engaging with the community to prove the concept by:

- **Facilitating short term wins -** opportunities for businesses and arts groups working together (optimizing events, creating events, promotions etc.) to gain interest and input for this new concept by others.
- **Standing up the right operating model (e.g. a new NFP) –** one that is right for Port Moody that will support and sustain the mandate. Research to date does not show one; volunteers have not emerged…yet.

The following recommendations address the immediate work to be done to begin to realize the benefits of integrating arts and business. While non-profit structures can take time to create, dedication to the work at hand can begin immediately.

As the input shows, the community shares the lean into the opportunity to leverage the City of the Arts slogan for a strong creative economy. However, as a small City with a limited volunteer base, the City is advised to take a more direct form of leadership in the near-term to make this happen. This means investing, in the short term, in human resources to get the immediate lift and prove the concept.

Following the formula from Port Moody's history of leading the way through on the ground services while concurrently building community capacity to take the reins, the key next steps are recommended:

Proving the Concept with Field Work:

Assign accountability and resources (Arts & Business Specialist ***contract role***) under the Economic Development Manager with a dotted line to the Cultural Manager to do the following:

- Consult and co-create a term workplan with key stakeholders to be finalized by City Council. See workshop input for first 100 days priorities.
- Explore operating model options with businesses and arts groups input. Evaluate the NFP models for delivery of the mandate. Present the options to Council.
- Achieve early success, launch early initiatives to connect arts and business sectors, fostering mutual growth. Optimize arts and business early collaborations.

Set up for Long Term Success

Except for some concerns from within the arts community about the potential for duplication of services and a fear of lack of resources, the concept of a dedicated organization serving the community has been met with interest by those consulted – from both business and the arts as well as youth. However, the mandate for this initiative does not logically fit with any one organization to take on – even if they have capacity for more work!

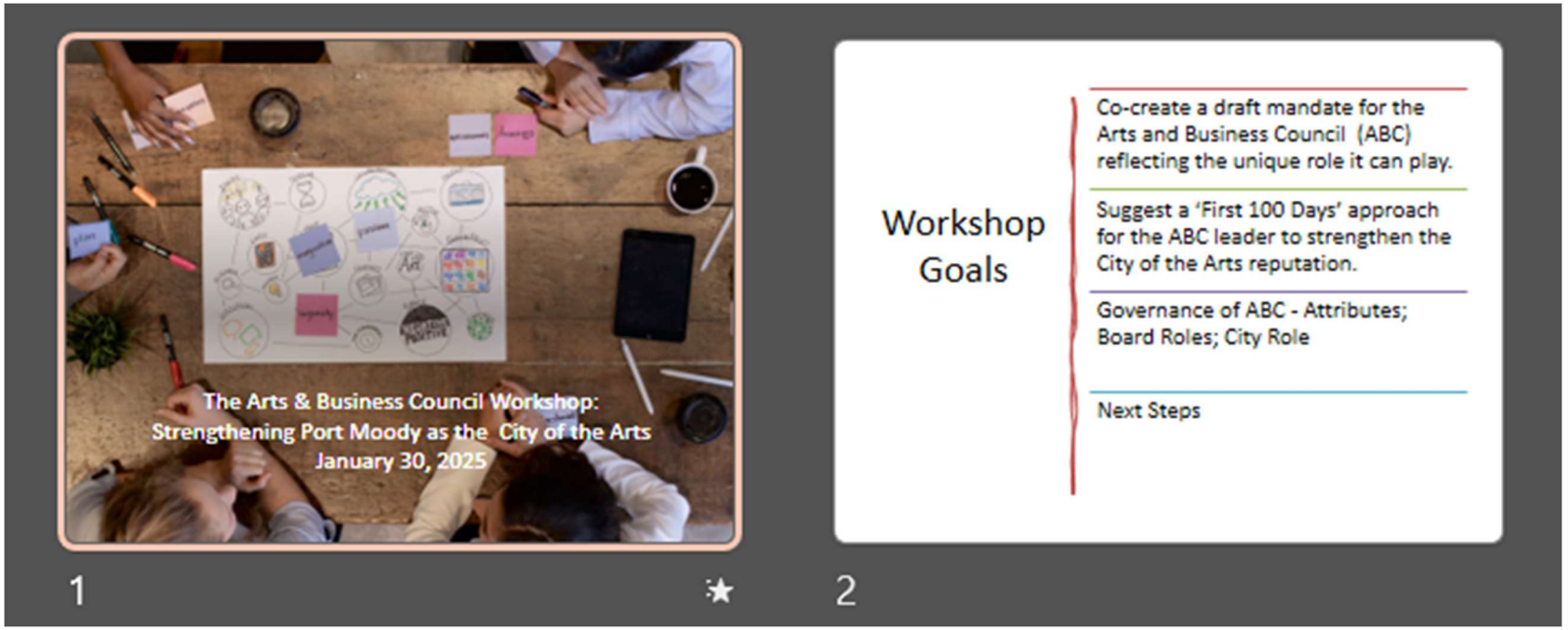
Community input is important and as the City has seen, even with the assignment of a focused task force, capacity to participate in meetings and workflow reviews or structural development is very limited. Starting with a professional staff member ***on contract*** with the Economic Development Department and connected to the Cultural Services Team will mean that operating models can be gathered, evaluated and vetted for success. While, in the meantime, some initiatives can get underway

such as optimizing existing events, networking events, inventories of stakeholders, special event audit for business and arts participation/amplification, and other near-term ideas presented at the workshop. The ultimate model can be developed and proposed following a series of consultations with key players and a robust evaluation for sustainability, including accessing other funding.

The idea of an Arts and Business Council for the City sees Port Moody once again forging a new path. As the City of the Arts, City Council wants to lean into this opportunity. As the input shows, they are joined in that desire by both representatives from the business and arts community.

As a small City with a limited volunteer base, the City is advised to take a more direct form of leadership in the near-term to make this happen. This means investing, for now at least in human resources to leverage community leaders in both economic and cultural development to get short term wins and prove the concept can work over the long term.

Appendix 1 – Workshop Slides



HOW DO LOCAL BUSINESSES BENEFIT WHEN ARTS IN THE COMMUNITY THRIVE?

HOW DO LOCAL ARTS ORGANIZATIONS BENEFIT WHEN LOCAL BUSINESSES THRIVE?

3

Arts & Culture and Economic Development – Visions/Plans

ARTS & CULTURE MASTER PLAN: Port Moody is a community where creativity and the arts are supported and encouraged, and cultural expression is woven into everything we do.

Arts and Economic Development Success is Linked

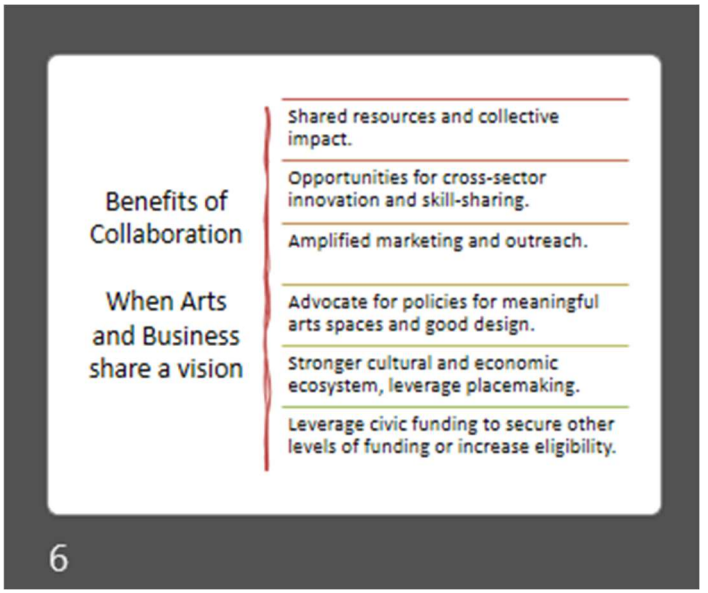
ECONOMIC DEVELOPMENT MASTER PLAN: Increased local employment that leads to a more even balance between local jobs and local population, which in turn supports a more complete community and more sustainable municipal finances.

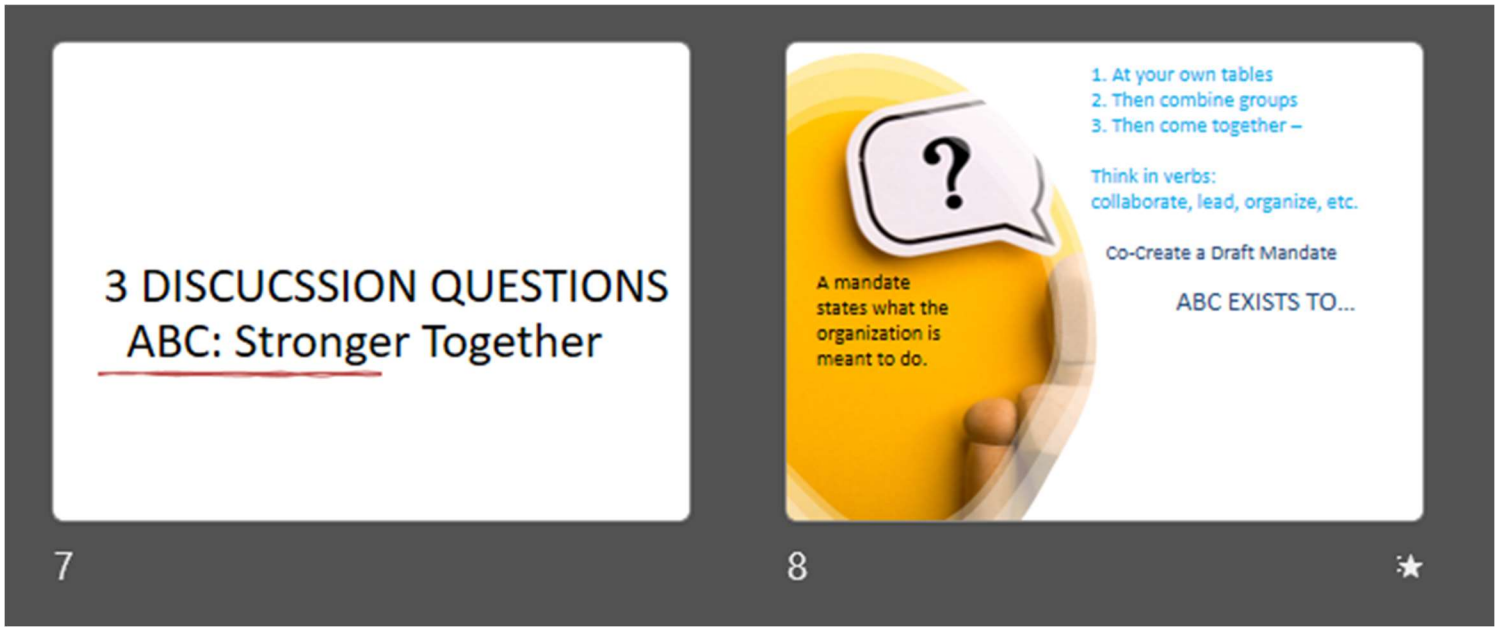
The creation of an innovation-focused office district in Moody Centre and the retention of industrial activity

The leveraging of existing strengths in arts and culture and recreation

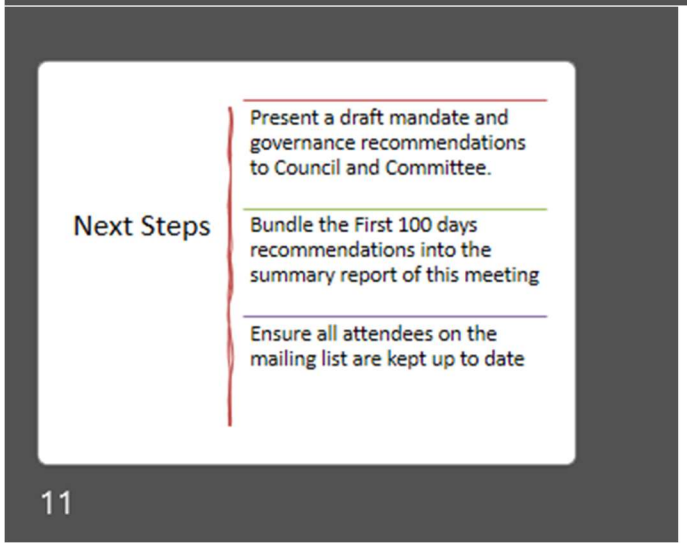
4

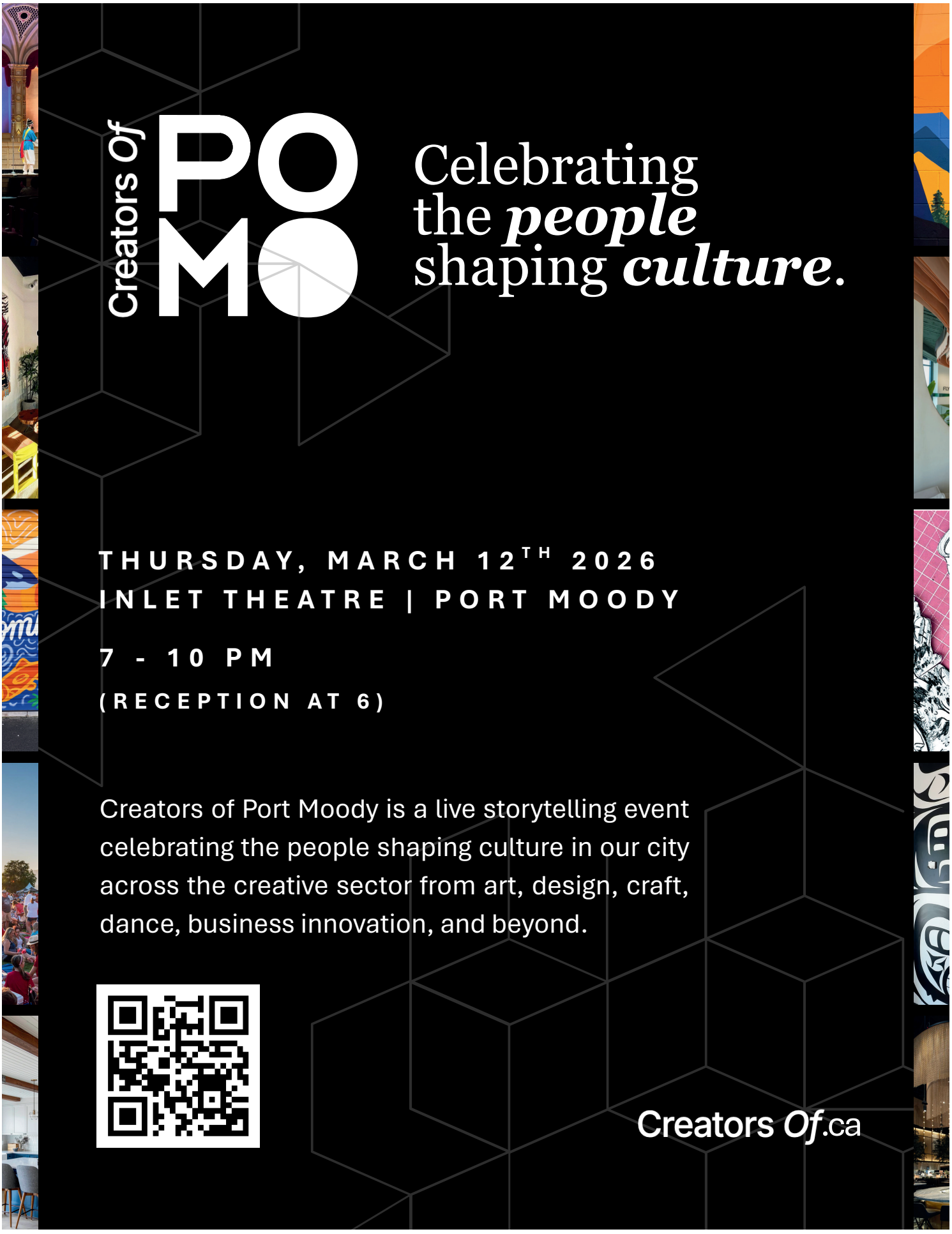
Why an Arts and Business Council?
To strengthen Port Moody's 'City of the Arts' identity.
To add capacity for the many arts organizations who want to engage the business community.
To foster inclusivity, diversity, and equitable growth.
To mobilize (not compete for) resources: attract funding, partnerships, and sponsorships to benefit both arts/business.
5


Benefits of Collaboration
When Arts and Business share a vision
Shared resources and collective impact.
Opportunities for cross-sector innovation and skill-sharing.
Amplified marketing and outreach.
Advocate for policies for meaningful arts spaces and good design.
Stronger cultural and economic ecosystem, leverage placemaking.
Leverage civic funding to secure other levels of funding or increase eligibility.
6


3 DISCUCSSION QUESTIONS
ABC: Stronger Together
7
A mandate states what the organization is meant to do.
1. At your own tables
2. Then combine groups
3. Then come together –
Think in verbs:
collaborate, lead, organize, etc.
Co-Create a Draft Mandate
ABC EXISTS TO...
8

In previous meetings, creative activity ideas were easy to generate.
Now, considering the mandate just discussed; what would you recommend as the priorities for the ABC in the first 100 days and what could be challenges.
Suggest a 'First 100 Days' approach for the ABC team to strengthen the City of the Arts reputation.
First Things First
(mind the gap!)
9
Discuss how the board of governance could be formed to lead the ABC to achieve their mandate and reflect the shared aspirations of the arts and business community.
Governance Board:
Challenges
Opportunities
Practicalities
10


Next Steps
Present a draft mandate and governance recommendations to Council and Committee.
Bundle the First 100 days recommendations into the summary report of this meeting
Ensure all attendees on the mailing list are kept up to date
11


Creators Of
POMO
Celebrating the people shaping culture.
THURSDAY, MARCH 12TH 2026
INLET THEATRE | PORT MOODY
7 - 10 PM
(RECEPTION AT 6)
Creators of Port Moody is a live storytelling event celebrating the people shaping culture in our city across the creative sector from art, design, craft, dance, business innovation, and beyond.
Creators Of.ca

PORT MOODY
CITY OF THE ARTS

Commemorative Lighting Request Application Form

604.469.4500 | www.portmoody.ca

Please complete all sections of this form and submit with any supporting documentation to the Corporate Officer at least 15 business days prior to the requested lighting date to clerks@portmoody.ca.

Organizational information

Organizational Information	
Organization name:	Elizabeth Fry Society of Greater Vancouver
Organization type: *Ex. Charity, Not-for-Profit Society, etc.*	Non-Profit
Physical address *OR* business licence location: *Must be in the Metro Vancouver region*	93 6th St New Westminster BC V3L 2Z8
Representative(s) name and title:	Braydon Chapelas - Manager of Marketing and Communications
Organization contact email:	braydon.chapelas@efry.com
Organization contact phone:	FIPPA s. 22 Personal Privacy

Eligibility Requirements

The following eligibility criteria in the Commemorative Lighting Request Policy must be met before applications can be accepted for consideration:
This request **date** is not: • for a date that has already passed this calendar year; • for a date more than six (6) months in the future; • conflicting with existing dates in the Annual Lighting Calendar; and • was not already submitted during the current Council's elected term (2022-2026).
This request is **not affiliated** with: • a political party, candidate, or faith-based group; • individual recognition or personal occasions; or • commercial interests and/or commercial activities.
If this is a health-related request, I understand it must first be reviewed by the City Manager's office, prior to consideration by Council.
This request's **subject is not reasonably considered** to relate to: • violations of equality rights in the *Canadian Charter of Rights and Freedoms;* • promotion to encourage or exhibit obvious indifference to unlawful behaviour; • campaigns, lobbying, or events contrary to City policies or bylaws; or • polarizing events that divide, rather than unite, the community.

Collection Notice: Information collected on this form is in accordance with section 26 of BC's Freedom of Information and Protection of Privacy Act for the administration of the City of Port Moody's commemorative lighting program. Once completed and submitted, this form may be published online and made available to the public, therefore no personal information and only business contact information should be submitted. If you have any questions on the collection of information on this form, please contact legislative services at foi@portmoody.ca.

Lighting request and commemorative details

Commemoration details and lighting colours	
Purpose of request: *Please ensure you have read and reviewed the Commemorative Lighting Request Policy to ensure your request includes a local component within Port Moody or Metro Vancouver.*	The first Elizabeth Fry Society in the world was established in British Columbia in 1939 to support women in conflict with the law and youth at risk. The Elizabeth Fry Society of Greater Vancouver has provided decades of dedicated service to communities across the region, supporting women, girls, children, and families impacted by the justice system through advocacy, prevention, and community-based programs. The Elizabeth Fry Society of Greater Vancouver continues its mission as a trusted non-profit organization, positively impacting tens of thousands of individuals through the collective efforts of staff, volunteers, community partners, and supporters. Elizabeth Fry Week provides an opportunity to recognize and celebrate the organization's enduring legacy, its commitment to justice, equity, and rehabilitation, and the vital role it plays in strengthening safer, healthier communities.
Requested date(s) and times:	May 8th, 2026 - either all day, or during dusk where it could be seen
Desired lighting colour/scheme:	Blue, simple.
(Optional) Additional requests/actions: *Are there any specific actions or specific details for Council or Staff to consider?*	If council or staff have a process for proclamation requests, we would like to submit for this initiative. If not, that is alright.
Public participation: If related to a special event, please indicate if/how the public may participate and if there are any costs to attend.	N/A
Supplementary documents: *Note: Please indicate if you are attaching additional records to this form.*	N/A.

Authorization:

By signing below, you confirm all the information:	
Date of submission:	March 12, 2026
Signature of representative	FIPPA s. 22 Personal Privacy [redacted]

Collection Notice: Information collected on this form is in accordance with section 26 of BC's Freedom of Information and Protection of Privacy Act for the administration of the City of Port Moody's commemorative lighting program. Once completed and submitted, this form may be published online and made available to the public, therefore no personal information and only business contact information should be submitted. If you have any questions on the collection of information on this form, please contact legislative services at foi@portmoody.ca.

City of Port Moody

Minutes

Parks and Environment Committee

Brovold Room
January 14, 2026
at 7:00 pm

Present:	Councillor Haven Lurbiecki Charles Ashmore Stuart Doyle Nicki Forster Bethany Foote Parsa Haghighi Trevor Kouyoumjian Lydia Mynott Fatemeh Pourseyed Damian Regan Luke Stannard
Absent:	Councillor Samantha Agtarap, Vice-Chair
In Attendance:	Erin Embley – Director of Environment and Parks Nathan Taylor – Manager of Recreation Adriana Reiher – Legislative Services Coordinator

1. Call to Order

The Chair called the meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

PEC26/001
THAT the agenda of the January 14, 2026, Parks and Environment Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

The approval of the minutes was deferred until the next meeting.

5. Unfinished Business

6. New Business

6.1 Introductions / Orientation

The Chair initiated a brief introduction session for committee members and staff.

Staff gave a presentation titled “2026 Committee Orientation” and referred to the slides contained within the agenda package.

6.2 2026 Draft Workplan Overview

Staff gave a verbal presentation and referred to the draft Parks and Environment Committee 2026 Work Plan, as included in the agenda package.

Committee discussion ensued regarding the following topics:

- creating subcommittees and working groups;
- timelines for the 2026 Work Plan;
- the Wharfs Bylaw; and
- Kyle Center Redevelopment and conceptual design.

7. Information

7.1 Chair Updates

There were no Chair updates at this time.

7.2 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 7:53pm.

Councillor H. Lurbiecki, Chair

R. Dowling for:

A. Reiher, Legislative Services Coordinator

City of Port Moody

Minutes

Seniors Focus Committee

Thursday, February 5, 2026
Brovold Room
at 7:01pm

Present:	Councillor Diana Dilworth, Chair Ruth Armstrong Jacquie Boyer Jennifer Gibson John Grasty Jayashree Ramaswami Maneli Soleimani Faith St. John Carola Thompson Becky White
Absent:	Councillor Haven Lurbiecki, Vice-Chair Gwynne Cafik John Crowther
In Attendance:	Angela Blackall – Recreation Coordinator Arsh Dhillon – Legislative Services Coordinator Deanna Forbes-Procyk – Assistant Recreation Instructor

1. Call to Order

The Chair called the meeting to order at 7:01pm.

The Chair introduced the Seniors Friendship Society Representative, John Grasty.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

SFC26/05
THAT the agenda of the February 5, 2026, Seniors Focus Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

SFC26/06
THAT the minutes of the Seniors Focus Committee meeting held on January 15, 2026, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 Seniors Try It

Verbal Report: Recreation Coordinator

The Recreation Coordinator gave a presentation titled “Seniors Celebrations - 2026” for Items 6.1 and 6.2 and referred to slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- role of seniors in the Seniors Try-It Passport program, opportunity for Committee members to serve as ambassadors;
- past Strawberry Shortcake Tea at the Arts Centre and potential for similar tea events hosted by the City;
- reaching seniors who are not living independently, including those at Eagle Ridge Manor and assisted-living facilities;
- incorporating events that are culturally diverse and offering refreshments or snacks from around the world;
- partnership opportunities around the City, including the library and POMO Museum;
- programming timelines and coordination across facilities; and
- interest in a seniors’ book club, board-game sessions, or a dedicated games day.

Committee discussion ensued regarding Seniors Try It:

- opportunities for community engagement and sharing information through personal networks;
- collecting feedback on how long participants have lived in Port Moody to understand who is attending and which groups may need targeted outreach;
- assessing program capacity, including whether programs are full and whether expansion is needed;

- exploring programs tailored to specific ethnic communities and offering outreach materials in additional languages;
- creative strategies to fill programs, including using Try It Week to gauge interest and registration; and
- request for staff to bring forward budget and dollar-amount information for Seniors Try It Weeks.

The Committee requested that the 2026 work plan be attached to every agenda.

6.2 Senior's Week

Verbal Report: Recreation Coordinator

The presentation and discussion took place under Item 6.1.

7. Information

The Chair requested that future agendas include an Information section for the Chair, the Seniors Friendship Society Representative, the Youth Focus Committee Representative, and a general Roundtable.

It was clarified that Youth Seat Members are not necessarily members of the Youth Focus Committee, and the Youth Seat Member is not expected to provide updates on the Youth Focus Committee's work.

7.1 Staff Updates

The Recreation Coordinator provided an update regarding:

- Zumba and Light Lunch on February 13, 2026;
- Saint Patrick's Day Trivia; and
- upcoming agenda items and work-plan priorities for future meetings.

Chair Updates

- motion regarding in-person meetings is scheduled for the February 10, 2026 Council agenda;
- community newspaper has resumed publication under the name Freshet;
- former Safeway location at Lougheed Mall has been converted into a pickleball facility; and
- Seniors Centre remains a high-priority item.

Seniors Friendship Society Updates

- club reopening in 2026;
- weekly programming is fully active, including walking group, knitting group, technology support group, scrabble, yoga, cribbage, bowling, bingo, and trivia;

- additional offerings include lunch programs, transportation support, events at the Inlet Theatre, and organized trips outside Port Moody; and
- club membership opportunities.

The Committee Roundtable topics of discussion included transportation support for seniors, the development of dementia cafés and adult day programs, opportunities for resource sharing and collaboration with community organizations and partners, use of the Youthful Lounge, potential activities and social-connection opportunities within the City Hall Galleria, and the value of sharing information through strata networks.

8. Adjournment

The Chair adjourned the meeting at 8:30pm.

Councillor D. Dilworth, Chair

A. Dhillon, Legislative Services Coordinator

City of Port Moody
Minutes
IDEA Committee

Brovold Room
Monday, February 9, 2026
at 7:01pm

Present:	Councillor Samantha Agtarap, Chair Ashley Anderson Nadia Bronk Darquise Desnoyers Kate Jackson Craig MacLean Robin Matthews-Kanhai (arrived at 7:02pm) Nadia Olynyk Maribeth Pearson
Absent:	Councillor A. Lubik, Vice-Chair Maria Daza Angeline Parker Carlos Alberto Salinas Ruiz
In Attendance:	Riley Dowling – Legislative Services Coordinator Jeff Little – Manager of Operations Marta Taylor – Manager of Strategic Initiatives

1. Call to Order

The Chair called the meeting to order at 7:01pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

IDEA26/003
THAT the agenda of the February 9, 2026, Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

IDEA26/004
THAT the minutes of the Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee meeting held on January 12, 2026, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 Sidewalk and Walkway Inspection Policy

Presentation: Manager of Operations

Robin Matthews-Kanhai joined the meeting at this point.

Staff provided a presentation titled "Sidewalk and Walkway Inspection Policy" and referred to slides contained in the agenda package.

In response to questions, the Committee provided feedback regarding sidewalk accessibility, including:

- vegetation such as bushes in Moody Centre encroaching on the sidewalk and resulting in inaccessibility;
- businesses along St. Johns Street placing tables, chairs, and sandwich boards on the sidewalk, sometimes resulting in inaccessibility;
- prioritizing the repair of curb ramps and tactile strips;
- prioritizing the repair of Ioco Road sidewalks;
- sidewalks that are not level with adjacent grades result in drop-offs and difficulty navigating or getting back onto the sidewalk for people who use mobility devices;
- using additional datasets to create a prioritization matrix could be beneficial in prioritizing improvements; an example given was identifying critical infrastructure versus recreational infrastructure;
- City policies should be connected to prevent issues from stacking up and preventing new infrastructure from quickly degrading; and
- when people see accessibility as a challenge, they change their routine to avoid it, which confounds some data and increases the value of using several datasets in the policy’s research.

In response to questions, the Committee was informed:

- if a tactile strip is on City property, it is the City's responsibility to maintain;
- staff would investigate if there are plans to upgrade the final pedestrian island at the intersection of Ioco Road and Barnet Highway, as the other islands have been upgraded;
- one approach staff take to repair sidewalks is packaging several identified hazards together and contracting them to be fixed; this is typically focused on preventing level 2 hazards from becoming level 3 hazards;
- hazards may be a result of various things, including tree growth or sidewalk salting;
- older infrastructure is where tree-caused defects are mainly occurring, however, staff consider soil cells and other streetscape design aspects in the creation of new streetscapes to prevent future issues;

- in developer-led developments such as Suter Brook, tactile strips may not be installed;
- the current City policy's hazard levels reflect the standard of the time it was developed, which is outdated, and is one reason that the policy is being updated;
- comments and concerns regarding accessibility can be raised with the City, and a form can be submitted on the City's Accessibility Feedback page on the website; and
- staff aim to have the policy updated before the end of 2026.

6.2 Accessibility Plan

Presentation: Manager of Strategic Initiatives

The meeting was recessed for five minutes at 8:07pm and resumed at 8:12pm.

Staff gave a presentation titled "Accessibility Plan" and referred to slides contained in the agenda package. The Committee participated in a Mentimeter exercise and responded to the following questions:

- When thinking about accessibility and inclusion in the community, what words come to mind?
- How well do you think City currently supports accessibility and inclusion?
- Which areas of inclusion do you think need more attention in the community?
- What does an accessible and inclusive community look or feel like to you?
- What values should guide our Accessibility Plan?
- If our Accessibility Plan is successful, what will be different in the future?

In general discussion, the Committee provided the following feedback:

- the City has policies in place, but communication of their existence and enforcement is not strong;
- there is a lack of resources to execute all the items that are desired;
- there is consensus that the City is making steady progress;
- un-learning and de-centring is needed in order to create non-centred spaces; and
- there is a need to look at the topic from a broad perspective and to understand what the most marginalized parts of the community need.

It was noted that the next steps regarding the Accessibility Plan will be discussed at a future meeting.

6.3 Walking Group Update – Proposed Structure

Verbal Report: Manager of Strategic Initiatives and Legislative Services Coordinator

This item was deferred to the next meeting.

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 8:59pm.

Councillor S. Agtarap, Chair

R. Dowling, Legislative Services Coordinator

City of Port Moody

Minutes

Youth Focus Committee

Wednesday, February 11, 2026
Electronic meeting via Zoom
at 5:05pm

Present:	Veer Dhillon, Chair Jayden Hwang, Vice-Chair Paula Contreras Valentina Doostdar Victoria Hart Om Kapadia Anthony Lambourne Hasung Lim (joined at 5:14pm) Emily Shin Eva Shin
Absent:	Councillor K. Knowles, Representative Councillor C. Morrison, Alt. Representative Michael Lam Samantha Schaeffer-Holinaty
In Attendance:	Riley Dowling – Legislative Services Coordinator Corina Lefebvre – Recreation Coordinator

1. Call to Order

The Chair called the meeting to order at 5:05pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

YFC25/003
THAT the agenda of the February 11, 2026, Youth Focus Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

YFC25/004
THAT the minutes of the Youth Focus Committee meeting held on January 14, 2026, be adopted.

Moved, seconded and CARRIED

5. Unfinished Business

6. New Business

6.1 Mayor's Youth Summit Update

Verbal Report: Chair, Mayor's Youth Summit Working Group, and Recreation Coordinator

Staff provided a verbal update regarding the Mayor's Youth Summit taking place on February 27, 2026, which included setup logistics, the event reaching capacity, meal arrangements, and the need for a Youth Facilitator for the yoga session.

Hasung Lim joined the meeting at this point.

In response to questions, the Committee was informed:

- volunteers could arrive at 7:45am, or if they want to arrive earlier, 7:00am; and
- the event runs from 9:00am to 3:15pm.

6.2 Polar Plunge Update

Verbal Report: Chair

The Chair provided a verbal report regarding the Polar Plunge taking place on February 28, 2026, which included that there is no power supply to make popcorn and that Committee members may participate in the plunge with their volunteer shirts.

In response to questions, the Committee was informed that staff would distribute a donation link for the Special Olympics fundraiser.

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 5:23pm.

Port Moody Public Library

Minutes

Regular Meeting - Port Moody Public Library Board

Thursday, February 19, 2026
7:00 p.m.
Brovold Room

Minutes of the Regular Meeting of the Port Moody Public Library Board held on Thursday, February 19, 2026 in the Brovold Room.

Present

Jeff Summers, Chair
Jeremy Browne
Lino Coria
Stephanie Lam
Jo-Anne Parneta
Brenda Seraphim
Debbie Shaw
Valerie Simons

Regrets

Diana Dilworth, Council Representative

In Attendance

Marc Saunders, Library Director
Heather Hadley, Deputy Director
Ilene Cadette, Administrative Assistant

Guest

Robert Simons, Port Moody Foundation (left at 7:13 p.m.)

1. Call to Order

The Chair called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Moved by L. Coria and seconded

THAT the February 19, 2026 Library Board meeting agenda be approved with the addition of Item 5.5 – Patron Complaint.

Carried

3. Guest Presentation – Port Moody Foundation

Robert Simons, President of the Port Moody Foundation spoke about the work of the Port Moody Foundation and the endowments it holds on behalf of the library.

R. Simons left the meeting.

4. Consent Agenda

Moved by J. Parneta and seconded

THAT all items on the consent agenda be approved or received for information as noted:

4.1 Minutes of regular Library Board meeting of January 15, 2026 (for approval)
4.2 Media Coverage (for information)
4.3 Library Activity Overview (for information)
4.4 Liability Insurance (for information)
4.5 Financial Summary to January 31, 2026 (for information)

Carried

5. <u>New Business</u>

Director's Report

5.1 Library Director's Report

The Library Director's report was received for information.

Provincial Grants Report

5.2 Provincial Grants Report

Moved by D. Shaw and seconded

THAT the Provincial Grants Report 2025 be approved.

Carried

Items to be included in next year's report were discussed.

Enhancement Grant Update

5.3 Enhancement Grant Update

A few numbers have been updated as payments were made on current projects.

Council Motion

5.4 Motion for Consideration by City Council

Moved by B. Seraphim and seconded

THAT the Port Moody Public Library Board approve the motion, as outlined in the draft Advocacy Memo to Council dated February 24, 2026, and request the Library Board's representative on City Council to bring it forward for consideration at the Lower Mainland Local Government Association (LMLGA);

AND THAT the LMLGA be requested to submit the endorsed motion to the Union of BC Municipalities (UBCM) to advocate for increased and sustainable provincial funding for public libraries.

Carried

Patron Complaint

5.5 Patron Complaint

A complaint has been received from a member of the public, which was also copied to the Mayor. It refers to the cancellation of a program and a request for private use of a library room for the group to continue meeting. The Director of Library Services will respond to the correspondence and keep the Mayor informed of discussions.

6. Reports from Board Committees/Representatives

Board Chair

6.1 Update from Library Board Chair

- The Chair has been introducing himself to various political persons in the Port Moody area.
- Need more board members to sign up to give a two-minute comment at Council, advocating for the library.
- The Library Board photo will be taken before the April 16 meeting at 6:30 p.m.

Policy Review Committee

6.2 Policy Review Committee (did not meet)

This committee will meet after the Fund Development Committee moves forward with its plan which will impact several policies.

Fund Development Committee

6.3 Fund Development Committee

The Fund Development Committee has had preliminary discussions on a work plan. Next meeting will be March 5 at 4 p.m.

InterLINK

6.4 Public Library InterLINK

The next meeting will be on February 25, 2026.

Arts, Culture & Heritage Committee

6.5 Arts, Culture & Heritage Committee

V. Simons gave a verbal update on the work of this committee.

BCLTA

6.6 BC Library Trustees Association

D. Shaw attended the Navigating Board Dilemmas workshop. The next workshop will be held on April 17. The topic is Board Fundamentals which would be good for new trustees or those wanting a refresher.

Roundtable

7. Roundtable

No roundtable was held due to time constraints.

8. In-Camera *(Agenda sent separately)*

Moved by S. Lam and seconded

THAT, as provided in section 17.2.1 and 17.2.2 of the Board Meeting policy, this part of the meeting of the Library Board be closed to the public.

Carried

The meeting moved in-camera at 8:27 p.m.

The meeting moved out of in-camera at 8:47 p.m.

9. Adjournment

The regular meeting of the library board was adjourned at 8:47 p.m.

metrovancouver

BOARD IN BRIEF

4515 Central Blvd, Burnaby, BC V5H 4J5 | 604-432-6200 | metrovancouver.org

For Metro Vancouver meetings on Friday, February 27, 2026

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancouver.org.

Metro Vancouver Regional District

E1.1 2026 Regional Parks Capital Program Update No. 1 **RECEIVED**

This report provides a status update of the Regional Parks Capital Program with summaries for larger projects (over $3M value) that highlight progress, schedule, budget and upcoming milestones, and an overall summary of remaining projects. As part of the Regional Parks capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations, and financial sustainability. Overall, the capital program is progressing on time and within budget, with some manageable scheduling impacts on two projects due to archaeological and permitting requirements.

These updates are provided three times a year for the Regional Parks Committee and MVRD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end-of-year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received this report for information.

E1.2 Permitting Alcohol Consumption in Designated Areas of Regional Parks **APPROVED**

In March 2024, the Metro Vancouver Regional District (MVRD) Board approved a pilot program permitting alcohol consumption in designated areas of six regional parks. The pilot program was implemented during the 2024 summer season and was extended for a second season in 2025.

After two successful pilots, the program has proven to be operationally feasible with minimal impacts to visitor experience. Staff recommended proceeding with operationalizing the program by making it permanent, enabling adults to responsibly consume alcohol in clearly defined locations within select regional parks. This transition aligns with the direction taken by other jurisdictions, and supports opportunities for recreational gathering and social connection in regional parks.

The Board directed staff to bring forward a bylaw to designate areas within regional parks where alcohol may be consumed on a permanent year-round basis in five of the six regional parks recommended. Iona Beach Regional Park was not included as a designated area.

metrovancouver BOARD IN BRIEF

4515 Central Blvd, Burnaby, BC V5H 4J5 | 604-432-6200 | metrovancouver.org

E2.1 Public Notification and Evacuation Route Planning Grants for UBC/UEL and Barnston Island **APPROVED**

The Metro Vancouver Regional District (MVRD) is the local authority responsible for emergency management in Electoral Area A and works with partners to prepare for and respond to emergencies in its various communities. Staff were recently made aware of a provincial funding opportunity ($40,000 per grant) focused on the development of new or updated evacuation route plans and/or public notification plans. While Metro Vancouver has evacuation and public notification information in its Electoral Area A Emergency Response Plan, staff have identified room for improvement and the potential for additional detail to bolster Metro Vancouver and its partners' ability to manage evacuations in two communities: UBC/UEL and Barnston Island.

In the UBC and UEL area, where 98% of Electoral Area A residents live, multiple jurisdictions, a large and fluctuating student population, and location on a peninsula near a large regional park add complexity to evacuation and public notification planning and would benefit from additional detailed work. Similarly, Barnston Island is a farming community with livestock whose sole access is by a small ferry, where additional focus on the logistics of transporting and housing animals would be helpful.

The grant application requires local governments to provide a supporting resolution and confirmation of overall grant management. Staff recommended the Board do so to enable staff to apply for two grants during the upcoming application intakes in the spring and fall of 2026.

The Board directed staff to apply for Public Notification and Evacuation Route Planning grants for UBC/UEL and Barnston Island through the Community Emergency Preparedness fund, and committed Metro Vancouver to providing overall grant management.

E2.2 Enforcing Speed Limits on Indian Arm **APPROVED**

At its February 6, 2026 meeting, the Electoral Area Committee discussed feedback received from the public information meeting held on January 28, 2026 regarding the establishment of Temporary Use Permits as a tool for Electoral Area A, and noted that repeated concerns were raised by residents about damages to docks and other negative impacts (e.g. shoreline, marine life) caused by the boats coming up and down the Indian Arm.

Given the lack of jurisdiction of Metro Vancouver on this matter, the Electoral Area Committee therefore recommended that the MVRD Board request the Board Chair write a letter to both the Port of Vancouver and Minister Mackinnon, Minister of Transport of Canada, requesting that the existing speed limits be closely monitored and that more actions be taken to enforce speed limits on Indian Arm, British Columbia, to reduce negative impacts from boat wakes.

The Board requested that the Board Chair write a letter to both the Port of Vancouver and Minister Mackinnon, Minister of Transport of Canada, requesting that more actions be taken to enforce speed limits on Indian Arm, British Columbia, to reduce negative impacts from boat wakes.

E2.3 Reviewing Fees in the Electoral Area A Zoning Bylaw **APPROVED**

At its February 6, 2026 meeting, the Electoral Area Committee considered the report titled "Electoral Area A Temporary Use Permits MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026 MVRD Fees and Charges Amendment Bylaw No. 1450, 2026", dated January 27, 2026.

During the discussion of this report, it was noted that the current fees in the Electoral Area A Zoning Bylaw may not reflect current costs. The Electoral Area Committee therefore discussed the opportunity to review the current fees in the Electoral Area A Zoning Bylaw to address the identified issue.

The Board directed staff to review the current fees in the Electoral Area A Zoning Bylaw and report back with options to ensure that fees reflect current costs.

E3.1 2026 Invest Vancouver Management Board Meeting Schedule, Work Plan, and the Invest Vancouver 2026 Annual Plan **ENDORSED**

Invest Vancouver provides a unified regional approach to attract foreign direct investment (FDI) for the Metro Vancouver region. This report brings forward the Invest Vancouver Management Board's Terms of Reference, Annual Meeting Schedule, and Work Plan, as well as the Invest Vancouver 2026 Annual Plan that guides the investment attraction work of Invest Vancouver.

The Terms of Reference for the Invest Vancouver Management Board sets out the standing committee's responsibilities and provides guidance and oversight on the implementation of its Work Plan. Work Plan priorities include implementation of investment attraction initiatives, completion of an update to the Impact of FDI in BC report, development of a Subsector Strategy, conclusion of a Value Proposition and Governance Structure Review, submission of funding application for CanExport Community Investments Grants Program, completion of the Expansions Drivers Project, implementation of a global marketing strategy, and program support in the lead up to Web Summit Vancouver. The Work Plan priorities are consistent with the endorsed 2026 Budget and align with the Invest Vancouver 2026 Annual Plan. Pursuant to the Terms of Reference, the meeting schedule proposes four meetings to be held in 2026.

The 2026 Annual Plan sets out strategic priorities that aim to grow the regional economy through the attraction of FDI to secure well-paying and high-quality jobs for the region's residents. FDI plays a critical role in the strength of the regional economy as it creates direct and indirect jobs, stimulates the development of local supply chains, boosts productivity, and strengthens the tax base for regional prosperity. This year's proposed strategic priorities include: drive investment attraction through strategic partnerships; increase the Metro Vancouver region's global profile; and strengthen investment readiness through data-driven decision making and business intelligence.

The Board endorsed the Invest Vancouver 2026 Annual Plan and directed staff to forward a copy of the plan to member jurisdictions for information, with an offer of a staff presentation to Council upon request.

E3.2 FDI Growth and Expansion Drivers Survey **RECEIVED**

A survey of foreign multinational enterprises (MNEs) with operations in the Metro Vancouver region found that firms in export-oriented, high-growth industries widely regard the region as an attractive business location. This finding is valuable for the value proposition advanced by Invest Vancouver because positive peer experiences are one of the most important considerations for prospective investors.

The survey revealed that foreign MNEs typically enter the Metro Vancouver region with a modest initial presence then scale significantly over time. Among surveyed firms, 85 per cent increased employment after entry, with average employment more than tripling from 76 employees at entry to 260 at the time of the survey. While half of the firms employed 30 or more workers at entry, by the time of the survey, employment growth meant that half employed 100 or more. This pattern of reinvestment and expansion demonstrates that the region's value proposition delivers. Similarly, 83 per cent of the firms said they are likely to expand locally within the next three years, a remarkable result given the increasing uncertainty created by tariffs, volatile trade policy, and geopolitical tensions. Most MNE's (74 per cent) expect expansion in the region to be easy, although global economic risks and local cost pressures continue to pose challenges and slow down decision making.

The Board received the report for information and directed staff to forward a copy of the report to member jurisdictions for information, with an offer of a staff presentation to Council upon request.

E3.3 Investment Attraction 2025 Results and Analysis **RECEIVED**

Foreign direct investment (FDI) activity remained subdued in 2025 amid persistent inflation and interest rate pressures and ongoing trade and policy uncertainty. Despite this, Invest Vancouver continued to support high value investment opportunities and strengthen the region's global competitiveness. Given that approximately 85 per cent of Canada's FDI lands in city regions, maintaining a strong global profile is essential as competition for investment with other major centres like Toronto, Montréal, and Calgary has intensified.

As of December 31, 2025, staff are managing 154 active leads with a potential value of $3.7B in direct investment and 2,650 jobs—up 52 leads, $700M, and 800+ jobs compared to December 31, 2024. High Tech, Green Economy, Digital Media & Entertainment, and Life Sciences continue to constitute a large majority of the FDI pipeline value. New leads were generated from Europe, Asia, and the US, driven by partner referrals and Invest Vancouver program activity, including 11 outbound missions, 15 inbound delegations, and 12 executive familiarization tours. Invest Vancouver also leveraged major local events, most notably Web Summit Vancouver, to engage investors and promote the region to a global audience.

Despite global economic headwinds in 2025, Invest Vancouver delivered stronger results than the previous year and supported eleven companies land or expand in the region, totaling $190M in direct investment and 514 expected jobs. To further focus investor targeting, Invest Vancouver also initiated multiple projects including a Subsector Strategy Action Plan to strengthen investment attraction opportunities in 2026 and 2027.

The Board received the report for information and directed staff to forward a copy of the report to member jurisdictions for information.

E3.4 Leveraging Major Local Events for Investment Attraction in 2026 **RECEIVED**

In 2026, the Metro Vancouver region will host two major local events: Web Summit Vancouver (WSV) and the FIFA World Cup. These events will create a rare opportunity to accelerate foreign direct investment (FDI) attraction into the region. They will significantly increase investor presence, global visibility, and opportunities for curated engagement, enabling Invest Vancouver to compress multi-year relationship-building into a concentrated window of access without the added burden of travelling outside the region. Building on lessons learned from Web Summit 2025, Invest Vancouver has developed a coordinated strategy focused on partner alignment, high-impact groups and environments, and global awareness to drive targeted investor outreach. For the FIFA World Cup, the region's role as a host city positions the Metro Vancouver region as a global gateway capable of engaging senior decisionmakers, corporate delegations, and institutional investors across multiple markets. Results are, in part, dependent on resourcing and cross-government collaboration, Invest Vancouver aims to convert this increased global attention into increased high-value investment aligned with Metro Vancouver's priority sectors.

The Board received the report for information and directed staff to forward a copy of the report to member jurisdictions for information.

E4.1 2027 Budget: Public Engagement Approach **RECEIVED**

This report outlines the approach to public engagement to support the creation of Metro Vancouver's 2027 Budget and Five-Year Financial Plan. The objectives of this engagement include sharing how Metro Vancouver has integrated feedback from previous engagement, sharing information about costs and revenues for Metro Vancouver services, and collecting input on proposed budget targets and key priorities.

Engagement will take place over two phases. The first phase will take place February to March, and results will be shared with Committees and the Boards as part of the April Board Budget Workshop. The second phase will take place July to September and integrate final proposed budget numbers, with results to be shared with Committees and the Boards in the October phase of the budget process. In addition to public engagement, there are scheduled opportunities for the Boards, Committees, and member jurisdiction staff to provide input into the development and revisions to the draft 2027 Budget and the next Five-Year Financial Plan.

The Board received the report for information.

E4.2 Financial Board Policy Review – Amended Corporate Allocation Policy **REFERRED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Corporate Allocation Policy* was adopted in 2017 and provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. Centralized support includes Corporate Services, External Relations, Financial Services, Human Resources, Indigenous Relations, Legislative Services, Procurement and Real Estate Services, and Project Delivery. Subsequent to review, this report recommended the following amendments:

a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations and incorporate current practices not captured in the existing policy.

The Board referred the *Corporate Allocation Policy* back to staff to gather further comments from the Regional Finance Advisory Committee and KPMG.

E4.3 Financial Board Policy Review – Amended Operating, Statutory and Discretionary Reserves Policy – Proposed Title: Financial Reserves Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Operating, Statutory and Discretionary Reserves Policy* was adopted in 2018 and provides a framework on the establishment, use, and management of reserves for Metro Vancouver's four legal entities and regional district services. The policy clarifies the priority for allocating surpluses while reinforcing the fundamental principle that surpluses are allocated within their originating purpose and are not transferable between reserves or functions. Metro Vancouver does not hold excess ratepayer funds in reserves, ensuring prudent financial management of programs. Subsequent to review, this report recommended the following amendments:

a) administrative and policy principle updates to reflect regional district services, including changing the policy name to *Financial Reserves Policy*; and
b) introduction of a maximum balance for the centralized support discretionary reserve.

The proposed amendments strengthen financial stability while improving clarity, consistency, and long-term resilience across Metro Vancouver's reserves to align with long-term financial plans.

The Board approved the amendments to the *Operating, Statutory and Discretionary Reserves Policy*.

E4.4 Financial Board Policy Review – Amended Financial Management Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The Financial Management Policy was adopted in 2018, and provides a framework for funding decisions through a "pay-as-you-go" approach for operating and recurring capital expenditures, and long-term borrowing for major capital infrastructure costs.

The *Financial Management Policy* sets the policy framework for amortization for Metro Vancouver's capital program – currently set at 15 years for all capital projects, with the exception of 30 years for North Shore municipalities' share of the North Shore Wastewater Treatment Plant Program. Amortization period has been a topic of discussion at multiple Board meetings over the past number of years; this report provides a range of scenarios and applies them to Metro Vancouver's 10 Year Capital Outlook – received by the Boards in October 2025 as a tool to be used in discussions about how best to manage the future capital program and the resulting financial implications. The scenarios demonstrate how amortization can be used as one means of addressing future financial challenges, with trade-offs.

Subsequent to review and engagement with the Municipal Finance Authority, this report recommended amending the amortization period for capital projects to 20 years, and to 30 years for projects exceeding $1 billion in net borrowing. In addition, the funding principle of "transitioning to a growth-pays-for-growth" model through development cost charges (DCCs) has been added to align with Board direction over the past number of years.

The policy amendments strengthen financial stability while improving clarity, consistency, and long-term resilience to align with long-term financial plans.

The Board approved the amended *Financial Management Policy*.

E4.5 Financial Board Policy Review - Procurement and Asset Disposal **RECEIVED**

This report is responding to the January 30, 2026 MVRD Board resolution "THAT *the MVRD Board direct staff to review the Procurement and Asset Disposal Authority Policy ("Procurement Policy") as a priority for Q1 2026.*" The Procurement Policy was reviewed, updated, and subsequently approved by all Metro Vancouver Boards in April 2024. The Procurement Policy update was the result of a comprehensive and collaborative review process involving internal stakeholders, subject matter experts, end users, and comparative analyses of other jurisdictions to ensure a well-informed and modernized framework. The Procurement Policy provides strong oversight and internal controls, enables operational efficiency, aligns with market and regulatory conditions, and is consistent with practices in comparable public sector organizations.

The Board received the report for information.

E5.1 Board Size and Structure: Evaluation Framework **RECEIVED**

Metro Vancouver's four Boards - the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District, Metro Vancouver Housing Corporation, and Metro Vancouver Regional District - provide strategic direction and oversight to Metro Vancouver's core services to over 3 million people: Drinking Water, Liquid Waste and Solid Waste Services, Metro Vancouver Housing, Regional Parks, Regional Planning, Air Quality Management, and Invest Vancouver. At its January 30, 2026 meeting, as part of the implementation of the 2025 Board Governance Review, the MVRD Board endorsed the process to consider the size and structure of Metro Vancouver's four Boards. This important process began this month with receipt of a "Current State Analysis", discussion regarding agreed upon problem statements for each Board, and consideration of guiding principles and evaluation criteria. The intent is to inform the planned March Governance Committee and MVRD Board discussion on size and structure options for each of the four Metro Vancouver Boards, including pros and cons and implications. Deloitte is supporting the Committee and Boards' discussion and has prepared a report to guide the conversation.

This report has been updated subsequent to the February 12 and February 19, 2026 Governance Committee meetings to reflect the committee's discussion, and is provided by the Governance Committee for the Board's information at its February 27, 2026 meeting. The bolded sections reflect input and feedback from Governance Committee members – providing a record of discussion points, not decisions or consensus of the Committee.

The Board received the report for information.

E6.1 Participating Area Approval for MVRD Loan Authorization – Sasamat Fire Hall Replacement Funding **RECEIVED**

The MVRD Board gave three readings to *Metro Vancouver Regional District Loan Authorization Bylaw No. 1443, 2026* at their meeting held on January 30, 2026 and forwarded the bylaw to the Inspector of Municipalities for approval. The MVRD Board also directed the Corporate Officer to, upon approval from the Inspector of Municipalities, obtain approval from the councils of the Village of Anmore and the Village of Belcarra to satisfy participating area approval requirements per the *Local Government Act*.

On February 13, 2026, the Ministry of Housing and Municipal Affairs requested that the MVRD obtain participating area approval prior to requesting statutory approval from the Inspector of Municipalities. This report informs the MVRD Board that the Corporate Officer will seek participating area approval from the councils of Anmore and Belcarra prior to receiving approval from the Inspector of Municipalities as directed by the Ministry.

Once participating area approval and approval from the Inspector of Municipalities are obtained, *Metro Vancouver Regional District Loan Authorization Bylaw No. 1443, 2026* will be presented to the MVRD Board for consideration of adoption.

The Board received the report for information.

G1.1 MVRD Electoral Area A Zoning Amendment Bylaw No. 1447, 2026 (Wigwam Inn, Indian Arm) **ADOPTED**

The Royal Vancouver Yacht Club (RVYC) has recently applied to Metro Vancouver to amend the Electoral Area A Zoning Bylaw to remove time-sharing as a use in the Resort Commercial Zone - C-1 that applies to their Wigwam Inn property to enable the discharge of a related covenant. Staff have been engaged in recent discussions with the RVYC about uses at the Wigwam Inn, a private inn and marina located in northern Indian Arm. During these discussions, RVYC representatives identified a covenant dating back to 1980, which names the MVRD and which limits the number of days a person may stay on the property, that they would like to see discharged. This covenant and its restrictions relate to a 1980 zoning bylaw amendment that allowed a time-sharing use, envisioning that some rooms would be sold as time-shares. RVYC representatives have confirmed that they do not use the site for this purpose and have no intent to do so. Removing this use would make the covenant unnecessary, and staff would then support its discharge.

Some clean-up amendments that Metro Vancouver staff identified are also proposed, such as removing references to parking for this water-access only site, allowing more than one accessory building, and reducing setbacks to match other zones. These amendments would help update the Electoral Area A Zoning Bylaw to reflect actual uses at the Wigwam Inn and bring this zone in line with recent changes made to other zones.

The Metro Vancouver Regional District (MVRD) is the local government for Electoral Area A and has a zoning bylaw and official community plan in place for the rural and remote areas where it is responsible for local land use planning, including Indian Arm.

The Board gave three readings to and adopted *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1447, 2026*.

G1.2 Electoral Area A Temporary Use Permits – Zoning Bylaw and Fees and Charges Bylaw Amendments **REFERRED**

At its February 6, 2026 meeting, the Electoral Area Committee considered the report titled, "Electoral Area A Temporary Use Permits MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026 MVRD Fees and Charges Amendment Bylaw No. 1450, 2026", dated January 27, 2026. The Electoral Area Committee discussed the Delegation of Authority section of the *MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026* (the "MVRD Bylaw No. 1446") and recommended that it be amended to explicitly add the language around bringing applications to the MVRD Board that have strong public interest, large scale of impact, or lack of clear community support, which is included in the staff report.

In considering revising the bylaw language, staff determined that it would need to be precise to delineate which applications would be delegated and which would be considered by the MVRD Board (broad categories would not be sufficient for the bylaw). Given this is a new tool and to ensure the MVRD Board retains its ability to directly consider applications that come forward, staff have revised MVRD Bylaw No. 1446 by removing the "Delegation of Authority" section. This means that all temporary use permit applications will be brought to the MVRD Board for consideration if the MVRD Board adopts this bylaw. The small population in the area covered by the Electoral Area A Zoning Bylaw mean that the number of temporary use permit applications is expected to be very low (i.e. 0-3 per year). If, in the future, the MVRD Board determines that it would like to delegate the issuance of temporary use permits to staff, it can direct staff to bring forward a bylaw amendment to do so at any time.

MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026 and *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1450, 2026* were presented for consideration.

The Board referred this item back to staff with the direction to undertake further public consultation on the enabling of Temporary Use Permits in Electoral Area A.

G2.1 Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey (6480 - 152 Street) **ADOPTED**

On October 31, 2025, the MVRD Board initiated a Type 2 amendment to *Metro 2050*, and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025* ("MVRD Bylaw No. 1429, 2025"). The amending bylaw would re-designate portions of 6480 - 152 Street from Agricultural to Employment to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations, and regional agencies of the proposed amendment to provide an opportunity for comment. Six responses were received, and a summary of the responses is provided in the report. *MVRD Bylaw No. 1429, 2025* was before the Board for consideration of adoption.

The Board received information and comments from affected local governments, accepted the City of Surrey's amended Regional Context Statement, and adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025*.

H1 Notice of Motion **REFERRED**

The following Notice of Motion was submitted by Director Locke on January 19, 2026 for February 27, 2026 MVRD Board meeting:

> THAT the Metro Vancouver Regional District Board direct Metro staff to prepare an amendment to the Metro 2050 Regional Growth Strategy (RGS) to expand the Urban Containment Boundary to include the geographical area of Surrey that is not in the Agricultural Land Reserve, acknowledging that the Metro bylaw will be subject to the City updating its official plan (OCP) and regional context statement (RCS) in accordance with RGS implementation guidelines.
>
> THAT the Board also direct staff to prepare instruments and enactments required to include the geographical area of Surrey that is not in the Agricultural Land Reserve within the Fraser Sewerage Area upon adoption of the RGS amendment, and to move the sewerage area extension forward by coordinating with the Greater Vancouver Sewerage and Drainage District.
>
> THAT the Board also direct staff to prepare an amendment to the RGS to align the Metro RGS land use designations with Surrey's OCP and regional context statement while the RGS is in force and effect, and to prepare the requisite amendment to Metro's implementation guidelines, in addition to flexibility under sections 6.2.7 and 6.2.8 of the RGS.

The Board referred the Notice of Motion to staff for a report back outlining the impact of this approach to amendments, the options available, and the relevant procedures.

I1 Committee Information Items and Delegation Summaries

The Board received five information items and two delegation summaries from five standing committees

Regional Parks Committee – February 4, 2026
Delegations:

C1 Candy Saga
Subject: Objection to Proposed Trail Designation Changes

Electoral Area Committee – February 6, 2026
Delegation:

C1 Peter Powers, Royal Vancouver Yacht Club
Subject: MVRD Electoral Area A Zoning Amendment Bylaw No. 1447, 2026 (Wigwam Inn, Indian Arm)
Subject: Electoral Area A Temporary Use Permits
MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026
MVRD Fees and Charges Amendment Bylaw No. 1450, 2026

Governance Committee – February 12, 2026
Information Items:

E1 2026 Standing Committee Terms of Reference

The Governance Committee Work Plan includes an item to review the Terms of Reference for all Standing Committees. The Local Government Act identifies that Standing Committees are formed at the Board Chair's discretion. In October and November 2025, the Governance Committee discussed Standing Committee structure, number of meetings, size and composition, and provided recommendations to support the Chair of the Boards that included changes to Standing Committee terms of reference for 2026. The Chair has amended the Standing Committee structure and terms of reference reflecting the Governance Committee's recommendations. This report provides the Governance Committee with the updated Standing Committee Terms of Reference for information to close this workplan item.

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Indigenous Relations Committee – February 13, 2026

Information Items:

E1 2026 Indigenous Relations Committee Meeting Schedule and Work Plan

The Terms of Reference for the Indigenous Relations Committee set out the committee's responsibilities in the areas of relationship-building and reconciliation efforts with local First Nations, treaty negotiations, and the broader Metro Vancouver Indigenous Relations program.

Work plan priorities for 2026 include: continuing to engage local First Nations on preferred ways to continue improving relationships, including events, relationship agreements, and/or other modalities, and provide recommendations as necessary; lead or participate in government-to-government discussions and active treaty table meetings; receive information on and consider progress towards the Province's goal of including First Nations on British Columbia's regional district committees and boards; oversee Phase 2 of an improved, online system aimed at streamlining communication with First Nations on project referrals; and receive updates on Metro Vancouver training, events, and workshops to foster and enhance cultural competency at Metro Vancouver. These key priorities are consistent with the endorsed 2026 Budget.

Pursuant to the Terms of Reference, the meeting schedule proposes four Committee meetings, which, unless otherwise determined, will be held in-person.

E2 Indigenous Relations 2025 Accomplishments

This report highlights key accomplishments of Metro Vancouver's Indigenous Relations program in 2025, demonstrating significant progress in supporting meaningful engagement and strengthening relationships with First Nations, in line with Metro Vancouver's commitment to reconciliation. The achievements outlined showcase the program's success in supporting internal operations, deepening relationships with First Nations, and building staff cultural competency and capacity. Notable metrics include responding to over 15,000 email requests and attending 213 meetings with First Nations over the course of the year.

E3 Quarterly Update Report on Reconciliation Activities

This update report provides a summary of reconciliation events and activities undertaken or planned by the Metro Vancouver Indigenous Relations Division for the fourth quarter of 2025 and the first quarter of 2026. Key activities include launching a new in-house Indigenous Relations training for Metro Vancouver supervisors on relationship-building, reconciliation, First Nations Engagement, and laws and policies relating to Indigenous peoples; developing and distributing a newsletter to staff concerning reconciliation, training opportunities, and engagement with First Nations; and running Technical Working Groups with kʷikʷəƛ̓əm (Kwikwetlem First Nation), q̓ʷɑ:ńƛ̓əń (Kwantlen First Nation), scəẇaθən məsteyəxʷ (Tsawwassen First Nation), and səlilwətaɬ (Tsleil-Waututh Nation).

Invest Vancouver Management Board – February 18, 2026

Information Items:

E2 Invest Vancouver Value Proposition and Governance Structure Review

The value proposition and governance structure review was initiated following the MVRD Board's cost services and efficiencies review conducted in early 2025, as well as the rapidly evolving political and economic context over the five years Invest Vancouver has operated as a regional service. Invest Vancouver engaged the firm Dalberg to conduct the value proposition and governance structure review.

The review found that Invest Vancouver delivers essential investment attraction and economic development services for the Metro Vancouver region. Partners recognize the organization has built a strong foundation during a period of economic and institutional volatility, praising its brand building, research, convening, and intensified foreign direct investment (FDI) efforts. However, its current governance model creates a "vicious cycle" of pressure for short-term results and limits operational flexibility, constraining long-term impact.

Municipal, provincial, and federal partners see value in Invest Vancouver but seek stronger alignment, coordination, and continued growth in FDI for the region. Municipalities identified the need for increased support for inbound investment, outbound marketing, and local readiness, while senior governments desire a unified regional voice and deeper collaboration on high-impact opportunities.

Shifting Invest Vancouver to an arm's-length governance model, which is common among peer Canadian economic development organizations, would unlock greater effectiveness, operational agility, and access to diversified funding. Interviewees identified investment readiness and industry cluster development as priority service gaps where Invest Vancouver is well-positioned to lead. These functions align with its core mandate, support tangible outcomes, and create pathways to external provincial, federal, and private-sector funding, improving long-term sustainability and reducing reliance on MVRD resources.

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Metro Vancouver Housing Corporation

E1.1 2026 Housing Capital Program Update No. 1 **RECEIVED**

This report provides a status update of the Metro Vancouver Housing (MVH) Capital Program with summaries for larger projects highlighting progress, schedule, budget and upcoming milestones and an overall summary of remaining projects. These updates are provided three times a year for the Housing Committee and MVHC Board in February, July and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end-of-year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received this report for information.

E2.1 Financial Board Policy Review – Amended Corporate Allocation Policy **REFERRED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Corporate Allocation Policy* was adopted in 2017 and provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. Centralized support includes Corporate Services, External Relations, Financial Services, Human Resources, Indigenous Relations, Legislative Services, Procurement and Real Estate Services, and Project Delivery. Subsequent to review, this report recommended the following amendments:

a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations and incorporate current practices not captured in the existing policy.

The Board referred the *Corporate Allocation Policy* back to staff to gather further comments from the Regional Finance Advisory Committee and KPMG.

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E2.2 Financial Board Policy Review – Amended Operating, Statutory and Discretionary Reserves Policy – Proposed Title: Financial Reserves Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Operating, Statutory and Discretionary Reserves Policy* was adopted in 2018 and provides a framework on the establishment, use, and management of reserves for Metro Vancouver's four legal entities and regional district services. The policy clarifies the priority for allocating surpluses while reinforcing the fundamental principle that surpluses are allocated within their originating purpose and are not transferable between reserves or functions. Metro Vancouver does not hold excess ratepayer funds in reserves, ensuring prudent financial management of programs. Subsequent to review, this report recommended the following amendments:

a) administrative and policy principle updates to reflect regional district services, including changing the policy name to *Financial Reserves Policy*; and
b) introduction of a maximum balance for the centralized support discretionary reserve.

The proposed amendments strengthen financial stability while improving clarity, consistency, and long-term resilience across Metro Vancouver's reserves to align with long-term financial plans.

The Board approved the amendments to the *Operating, Statutory and Discretionary Reserves Policy*.

E2.3 Financial Board Policy Review – Amended Financial Management Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The Financial Management Policy was adopted in 2018, and provides a framework for funding decisions through a "pay-as-you-go" approach for operating and recurring capital expenditures, and long-term borrowing for major capital infrastructure costs.

The *Financial Management Policy* sets the policy framework for amortization for Metro Vancouver's capital program – currently set at 15 years for all capital projects, with the exception of 30 years for North Shore municipalities' share of the North Shore Wastewater Treatment Plant Program. Amortization period has been a topic of discussion at multiple Board meetings over the past number of years; this report provides a range of scenarios and applies them to Metro Vancouver's 10 Year Capital Outlook – received by the Boards in October 2025 as a tool to be used in discussions about how best to manage the future capital program and the resulting financial implications. The scenarios demonstrate how amortization can be used as one means of addressing future financial challenges, with trade-offs.

Subsequent to review and engagement with the Municipal Finance Authority, this report recommended amending the amortization period for capital projects to 20 years, and to 30 years for projects exceeding $1 billion in net borrowing. In addition, the funding principle of "transitioning to a growth-pays-for-growth" model through development cost charges (DCCs) has been added to align with Board direction over the past number of years.

The policy amendments strengthen financial stability while improving clarity, consistency, and long-term resilience to align with long-term financial plans.

The Board approved the amended *Financial Management Policy*.

E2.4 Financial Board Policy Review - Procurement and Asset Disposal Authority Policy **RECEIVED**

This report is responding to the January 30, 2026 MVRD Board resolution "THAT *the MVRD Board direct staff to review the Procurement and Asset Disposal Authority Policy ("Procurement Policy") as a priority for Q1 2026.*" The Procurement Policy was reviewed, updated, and subsequently approved by all Metro Vancouver Boards in April 2024. The Procurement Policy update was the result of a comprehensive and collaborative review process involving internal stakeholders, subject matter experts, end users, and comparative analyses of other jurisdictions to ensure a well-informed and modernized framework. The Procurement Policy provides strong oversight and internal controls, enables operational efficiency, aligns with market and regulatory conditions, and is consistent with practices in comparable public sector organizations.

The Board received this report for information.

Greater Vancouver Water District

E1.1 2026 GVWD Capital Program Update No. 1 **RECEIVED**

This report provides a status update of the GVWD Capital Program with summaries for larger projects (i.e. cost of >$100M), highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. As part of the GVWD capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. These updates are provided three times a year for the Water Committee and GVWD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received this report for information.

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E2.1 Financial Board Policy Review – Amended Corporate Allocation Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Corporate Allocation Policy* was adopted in 2017 and provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. Centralized support includes Corporate Services, External Relations, Financial Services, Human Resources, Indigenous Relations, Legislative Services, Procurement and Real Estate Services, and Project Delivery. Subsequent to review, this report recommended the following amendments:

a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations and incorporate current practices not captured in the existing policy.

The Board approved the amended *Corporate Allocation Policy*.

E2.2 Financial Board Policy Review – Amended Operating, Statutory and Discretionary Reserves Policy – Proposed Title: Financial Reserves Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Operating, Statutory and Discretionary Reserves Policy* was adopted in 2018 and provides a framework on the establishment, use, and management of reserves for Metro Vancouver's four legal entities and regional district services. The policy clarifies the priority for allocating surpluses while reinforcing the fundamental principle that surpluses are allocated within their originating purpose and are not transferable between reserves or functions. Metro Vancouver does not hold excess ratepayer funds in reserves, ensuring prudent financial management of programs. Subsequent to review, this report recommended the following amendments:

a) administrative and policy principle updates to reflect regional district services, including changing the policy name to *Financial Reserves Policy*; and
b) introduction of a maximum balance for the centralized support discretionary reserve.

The proposed amendments strengthen financial stability while improving clarity, consistency, and long-term resilience across Metro Vancouver's reserves to align with long-term financial plans.

The Board approved the amendments to the *Operating, Statutory and Discretionary Reserves Policy*.

E2.3 Financial Board Policy Review – Amended Financial Management Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The Financial Management Policy was adopted in 2018, and provides a framework for funding decisions through a "pay-as-you-go" approach for operating and recurring capital expenditures, and long-term borrowing for major capital infrastructure costs.

The *Financial Management Policy* sets the policy framework for amortization for Metro Vancouver's capital program – currently set at 15 years for all capital projects, with the exception of 30 years for North Shore municipalities' share of the North Shore Wastewater Treatment Plant Program. Amortization period has been a topic of discussion at multiple Board meetings over the past number of years; this report provides a range of scenarios and applies them to Metro Vancouver's 10 Year Capital Outlook – received by the Boards in October 2025 as a tool to be used in discussions about how best to manage the future capital program and the resulting financial implications. The scenarios demonstrate how amortization can be used as one means of addressing future financial challenges, with trade-offs.

Subsequent to review and engagement with the Municipal Finance Authority, this report recommended amending the amortization period for capital projects to 20 years, and to 30 years for projects exceeding $1 billion in net borrowing. In addition, the funding principle of "transitioning to a growth-pays-for-growth" model through development cost charges (DCCs) has been added to align with Board direction over the past number of years.

The policy amendments strengthen financial stability while improving clarity, consistency, and long-term resilience to align with long-term financial plans.

The Board approved the amended *Financial Management Policy*.

E2.4 Financial Board Policy Review - Procurement and Asset Disposal Authority Policy **RECEIVED**

This report is responding to the January 30, 2026 MVRD Board resolution "THAT *the MVRD Board direct staff to review the Procurement and Asset Disposal Authority Policy ("Procurement Policy") as a priority for Q1 2026.*" The Procurement Policy was reviewed, updated, and subsequently approved by all Metro Vancouver Boards in April 2024. The Procurement Policy update was the result of a comprehensive and collaborative review process involving internal stakeholders, subject matter experts, end users, and comparative analyses of other jurisdictions to ensure a well-informed and modernized framework. The Procurement Policy provides strong oversight and internal controls, enables operational efficiency, aligns with market and regulatory conditions, and is consistent with practices in comparable public sector organizations.

The Board received this report for information.

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Greater Vancouver Sewage and Drainage District

E1.1 2026 Solid Waste Services Capital Program Update No. 1 **RECEIVED**

This report provides a status update of the Solid Waste Capital Program with summaries for projects, highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. These updates are provided three times a year for the Zero Waste Committee and GVS&DD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

Solid waste capital projects include projects at the Coquitlam Landfill, recycling and waste centres and the Waste-to-Energy Facility. Key projects include the recycling and waste centre recycling depot construction at North Surrey and Langley recycling and waste centres and various Waste-to-Energy Facility projects. Projects are proceeding on schedule and on budget. Any updates will be provided in future capital update reports.

The Board received this report for information.

E2.1 North Shore Wastewater Treatment Plant Program Update and Due Diligence Committee Report **RECEIVED**

This North Shore Wastewater Treatment Plant (NSWWTP) Program update summarizes recent and upcoming project activity and communications, and includes a report delivered by the NSWWTP Program Due Diligence Committee. The Due Diligence Committee is an oversight group established to conduct due diligence reviews and provide advice on the NSWWTP Program. The Due Diligence Committee comprises three senior advisors—Tim Stanley, P.Eng., Frank Margitan, BASc, and Barry Nazar, P.Eng.—with over 100 years combined experience in the delivery of major infrastructure. The Due Diligence Committee meets with the NSWWTP Program Team monthly and will provide a bi-annual advisory report to the Liquid Waste Committee and GVS&DD Board.

Main findings of the Due Diligence Committee report indicate that key project positions have been filled across the Metro Vancouver, Designer of Record (AECOM), and Construction Manager (PCL) teams. While concentration in the field has been new concrete and structural steel construction activities, some of the legacy construction and engineering deficiencies are still being discovered and are impacting construction progress. New construction appears to be of good quality and built in a safe manner. Key issues currently being managed include addressing the remaining construction deficiencies from the previous contractor; the transfer of major equipment contracts; the interest and availability of subcontractors; and the impact of taxes, duties, and tariffs.

The Board received this report for information.

E2.2 2026 Liquid Waste Services Capital Program Update No. 1 **RECEIVED**

This report provides a status update of the GVS&DD Capital Program with summaries for larger projects (i.e. cost of >$100M), highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. As part of the GVS&DD capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. These updates are provided three times a year for the Liquid Waste Committee and GVS&DD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and Five-Year Financial Plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received this report for information.

E2.3 Award of RFP 25-245 for Owner's Engineer, Project Management, and Preliminary Design Services for Annacis Island Wastewater Treatment Plant Regional Biosolids Dryer **APPROVED**

Stantec Consulting Ltd.'s proposal ranked highest overall, provided the lowest cost, had the highest technical score, and demonstrated best value overall for Metro Vancouver.

Metro Vancouver requires consulting engineering services to provide the necessary expertise to perform engineering services to deliver the Annacis Island Wastewater Treatment Plant (AIWWTP) Regional Biosolids Dryer Project, which is needed by the mid-2030s to process the projected increase in biosolids produced by Metro Vancouver's five wastewater treatment plants.

RFP 25-245 was issued on June 20, 2025 to three prequalified respondents of RFQ 24-111 – Project Management, Owner's Engineer, and Preliminary Design Services for Annacis Island Wastewater Treatment Plant Regional Biosolids Dryer. RFP 25-245 was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-245 evaluation team considered the proposals received, and on that basis recommend that the GVS&DD Board award RFP 25-245 – Owner's Engineer, Project Management, and Preliminary Design Services Biosolids Dryer to Stantec Consulting Ltd.

The Board approved the award of RFP 25-245 for Owner's Engineer, Project Management, and Preliminary Design Services for Annacis Island Wastewater Treatment Plant Regional Biosolids Dryer, in the amount of up to $11,951,011.40 (exclusive of taxes) to Stantec Consulting Ltd.

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E3.1 Financial Board Policy Review – Amended Corporate Allocation Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Corporate Allocation Policy* was adopted in 2017 and provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. Centralized support includes Corporate Services, External Relations, Financial Services, Human Resources, Indigenous Relations, Legislative Services, Procurement and Real Estate Services, and Project Delivery. Subsequent to review, this report recommended the following amendments:

a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations and incorporate current practices not captured in the existing policy.

The Board approved the amended *Corporate Allocation Policy*.

E3.2 Financial Board Policy Review – Amended Operating, Statutory and Discretionary Reserves Policy – Proposed Title: Financial Reserves Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The *Operating, Statutory and Discretionary Reserves Policy* was adopted in 2018 and provides a framework on the establishment, use, and management of reserves for Metro Vancouver's four legal entities and regional district services. The policy clarifies the priority for allocating surpluses while reinforcing the fundamental principle that surpluses are allocated within their originating purpose and are not transferable between reserves or functions. Metro Vancouver does not hold excess ratepayer funds in reserves, ensuring prudent financial management of programs. Subsequent to review, this report recommended the following amendments:

a) administrative and policy principle updates to reflect regional district services, including changing the policy name to *Financial Reserves Policy*; and
b) introduction of a maximum balance for the centralized support discretionary reserve.

The proposed amendments strengthen financial stability while improving clarity, consistency, and long-term resilience across Metro Vancouver's reserves to align with long-term financial plans.

The Board approved the amendments to the *Operating, Statutory and Discretionary Reserves Policy*.

E3.3 Financial Board Policy Review – Amended Financial Management Policy **APPROVED**

This report responds to Board direction to complete a review of Metro Vancouver's relevant financial policies in advance of the 2026 April Board Budget Workshop. The Financial Management Policy was adopted in 2018, and provides a framework for funding decisions through a "pay-as-you-go" approach for operating and recurring capital expenditures, and long-term borrowing for major capital infrastructure costs.

The *Financial Management Policy* sets the policy framework for amortization for Metro Vancouver's capital program – currently set at 15 years for all capital projects, with the exception of 30 years for North Shore municipalities' share of the North Shore Wastewater Treatment Plant Program. Amortization period has been a topic of discussion at multiple Board meetings over the past number of years; this report provides a range of scenarios and applies them to Metro Vancouver's 10 Year Capital Outlook – received by the Boards in October 2025 as a tool to be used in discussions about how best to manage the future capital program and the resulting financial implications. The scenarios demonstrate how amortization can be used as one means of addressing future financial challenges, with trade-offs.

Subsequent to review and engagement with the Municipal Finance Authority, this report recommended amending the amortization period for capital projects to 20 years, and to 30 years for projects exceeding $1 billion in net borrowing. In addition, the funding principle of "transitioning to a growth-pays-for-growth" model through development cost charges (DCCs) has been added to align with Board direction over the past number of years.

The policy amendments strengthen financial stability while improving clarity, consistency, and long-term resilience to align with long-term financial plans.

The Board approved the amended *Financial Management Policy*.

E3.4 Financial Board Policy Review - Procurement and Asset Disposal Authority Policy **RECEIVED**

This report is responding to the January 30, 2026 MVRD Board resolution "THAT *the MVRD Board direct staff to review the Procurement and Asset Disposal Authority Policy ("Procurement Policy") as a priority for Q1 2026.*" The Procurement Policy was reviewed, updated, and subsequently approved by all Metro Vancouver Boards in April 2024. The Procurement Policy update was the result of a comprehensive and collaborative review process involving internal stakeholders, subject matter experts, end users, and comparative analyses of other jurisdictions to ensure a well-informed and modernized framework. The Procurement Policy provides strong oversight and internal controls, enables operational efficiency, aligns with market and regulatory conditions, and is consistent with practices in comparable public sector organizations.

The Board received this report for information.

I1 Committee Information Items and Delegation Summaries

The Board received four information items from two standing committees and no delegation summaries.

Zero Waste Committee – February 5, 2026

Information Items:

E1 Initial Draft Solid Waste Management Plan

The Zero Waste Committee and GVS&DD Board have received updates at each phase of the solid waste management plan update process, including approving goals and a waste hierarchy for the updated plan in 2025.

An initial draft of the updated solid waste management plan is now published on the Metro Vancouver website. Feedback will help shape a revised draft that will be provided to the Zero Waste Committee and GVS&DD Board, followed additional public comment opportunities prior to submitting the final draft plan to the Minister of Environment and Parks for approval.

The initial draft plan includes 30 strategies and 117 actions, highlighting priorities such as multi-family waste reduction, construction and demolition, infrastructure, residuals management, and cross-sector collaboration to advance a circular economy. Many of the actions help to address challenges observed in solid waste data, including actions to support multi-family and construction and demolition recycling. Affordability is embedded in the solid waste management plan's guiding principles and will be a key consideration as plan actions are implemented. Member jurisdiction actions are intended as potential areas of focus for members to consider – they are not requirements.

The updated plan will help Metro Vancouver build on its success as a North American leader in waste reduction and recycling.

E2 2024 Annual Solid Waste Statistics

Metro Vancouver achieved a 65 per cent diversion rate in 2024, consisting of 62 per cent recycled materials and 3 per cent recovered materials. The diversion rate has been constant since 2022 despite challenging economic conditions and weakening market demand for some commodities such as wood. Since approval of the 2011 solid waste management plan, Metro Vancouver's per capita disposal rate has decreased from 0.57 tonnes per capita in 2011 to 0.43 tonnes per capita in 2024, a decrease of 24 per cent. 2024 per capita disposal increased slightly from 2023, primarily due to a change in disposal quantities attributed to the commercial and institutional sector. Per capita recycling was slightly lower than 2023, with wood showing the largest decrease. The draft updated solid waste management plan includes multiple strategies and actions to increase reuse and recycling of construction and demolition materials such as wood.

For 2024, the solid waste statistics reporting approach was revised to reflect the updated performance monitoring framework recommended for the draft updated solid waste management plan. Major updates include delineating recovered and recycled materials, excluding asphalt from recycling calculations, and updating concrete recycling values from conservative estimates to current reported data.

Metro Vancouver aims to continue to improve solid waste data reporting in 2026 potentially through third party checks on concrete values reported by private concrete processing facilities that are exempt from licensing. The 2024 biennial report, which will include a summary of progress on solid waste management plan initiatives, will be presented at a future meeting.

E4 Zero Waste Conference 2025

The 2025 Zero Waste Conference featured international, national, and local speakers sharing knowledge and experiences with approximately 500 attendees both in-person and online. The conference, presented by Metro Vancouver in collaboration with the National Zero Waste Council, focused on waste prevention and the circular economy with sessions building on the theme, "Innovation and the Business Case for Waste Prevention". The program included networking opportunities and afternoon workshops. Survey results indicate that more than 85 per cent of attendees were "very" or "somewhat satisfied" with the conference and are likely to apply ideas from the conference to advance zero waste and circular economy initiatives.

The conference was delivered at a cost of $390,000; $70,000 less than the original budget of $460,000. This cost reduction was achieved by moving to a single-day event and implementing other cost-saving measures. The conference was funded through MVRD funding, conference registration fees, and GVS&DD support for attendees from, for example, the National Zero Waste Council Management Board members, Solid Waste and Recycling Industry Advisory Committee members, and Solid Waste Management Plan Public/Technical Advisory Committee members. The next Zero Waste Conference is tentatively scheduled for fall 2027, with more information to be provided closer to the event.

Liquid Waste Committee – February 11, 2026

Information Items:

E3 2025 "Wipe It, Green Bin It" Campaign Results

The disposal of fats, oils, and grease (FOG) into the sewer system is an ongoing issue that costs the region over $4.3 million every year. The 2025 "Wipe It, Green Bin It" campaign ran from October 6 to November 16, asking residents to put fats, oils, and grease in their green bins and not down their sinks. The campaign included social media, Pinterest, YouTube, Google Ads, digital banners, and out-of-home advertising on bus sides, SkyTrain stations, and in elevators.

The campaign reached over 718,000 residents, delivering 71 million impressions, 2,159 engagements, 8,060 clicks for more information, and 6,733 web page views. A post-campaign survey of residents showed a trend of improved knowledge and practices related to fats, oils, and grease disposal. The campaign will run again in 2026, likely targeting a younger audience, as research shows this demographic remains most likely to put fats, oils, and grease down the drain.

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For Metro Vancouver meetings on Friday, March 27, 2026

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancouver.org.

Metro Vancouver Regional District

E1.1 təmtəmíxʷtən/Belcarra Regional Park – Admiralty Heights Plan – Phase 1 Engagement **RECEIVED**

Metro Vancouver Regional Parks is initiating the engagement process for the development of a plan for the Admiralty Heights area in təmtəmíxʷtən/Belcarra Regional Park.

The Admiralty Heights area encompasses around 275 hectares of mature forest and is currently closed to the public. A plan for this area will be developed in collaboration with the səlilwətaɬ (Tsleil-Waututh Nation) and will guide decision making for resource management, area development, operations, and programming over the next 20 years. The process to develop this plan will start with engagement with səlilwətaɬ, and expand to the public, and other interest holders.

The Board received this report for information.

E2.1 Metro 2050 Regional Context Statement – City of Vancouver **ACCEPTED**

The City of Vancouver has completed the draft update to its Official Development Plan (ODP) and submitted a Regional Context Statement demonstrating that the new ODP is consistent with the regional federation's goals, strategies and actions in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations align with shared regional goals.

The Regional Context Statement supports the regional federation's vision by advancing:

- Compact Urban Growth: Concentrating major growth in the Metro Core and Oakridge, aligning development with rapid transit areas, and providing a full range of amenities and services across urban centres, transit areas, neighbourhood centres, and villages.
- Sustainable Economy: Expanding and enhancing job space, supporting diverse and equitable economic opportunities, and strengthening food access and local food supply chains.
- Environmental Protection and Climate Action: Protecting and restoring environmentally sensitive lands, advancing ecosystem connectivity, supporting climate-aligned land use and transportation actions, and mitigating climate-related and natural hazards.
- Housing Diversity and Affordability: Expanding diverse and affordable housing options across all neighbourhoods, protecting and renewing rental without displacement, and partnering across governments and non-profits to support people experiencing or at risk of homelessness.
- Sustainable Transportation: Focusing high-density growth around transit, turning greenways (currently largely shared with cars) into car-light or car-free corridors, and sustaining industrial goods movement and logistics infrastructure.

Metro Vancouver and the City will work together in the next RCS update to establish a target for lands protected for nature. It was recommended that the MVRD Board accept the City of Vancouver's Regional Context Statement.

The Board accepted the City of Vancouver's Regional Context Statement and directed staff to notify the City of Vancouver of the decision.

E2.2 Metro 2050 Regional Context Statement – City of Port Moody **ACCEPTED**

The City of Port Moody has updated its Official Community Plan and submitted a revised Regional Context Statement demonstrating how the new Official Community Plan is consistent with the regional federation's goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations, as expressed in Official Community Plans, align with the regional federation's goals.

The Regional Context Statement supports the regional federation's vision by advancing:

- Focusing and Managing Growth: Providing a detailed policy framework to guide future high-density, mixed-use development in the City's Frequent Transit Development Area (FTDA) and Urban Centre, consistent with Goal 1.
- Environmental Protection and Climate Action: Protecting environmentally sensitive areas by increasing the total area of land protected for nature to 48.7% by 2050, and reducing (Greenhouse Gas) GHG emissions through land-use and transportation strategies, consistent with Goal 3.
- Housing Diversity and Affordability: Ensuring the provision of market and non-market, purpose-built rental housing options to meet the needs of diverse households within the Urban Centre and FTDA, consistent with Goal 4.
- Sustainable Transportation: Developing a complete, connected, and compact community to minimize transportation-related emissions and enable residents easy access to daily needs, consistent with Goal 5.

It was recommended that the MVRD Board accept the City of Port Moody's Regional Context Statement.

The Board accepted the City of Port Moody's Regional Context Statement and directed staff to notify the City of Port Moody of the decision.

E2.3 Agriculture Data Update - Census of Agriculture **RECEIVED**

Since 2001, Metro Vancouver has compiled and published Census of Agriculture data for the region for use by member jurisdictions, data analysts, and researchers. This report represents data from the 2021 Census; however, data has been released over subsequent years and compiled here for the Metro Vancouver region. More detailed reporting of the Census will be combined with results from the latest Agricultural Land Use Inventory (ALUI) and compiled into a regional databook resource to support member jurisdictions and other organizations with a broader picture of the state of agriculture within Metro Vancouver to support land use planning, policy, and local economic development.

The most significant regional trends from the Census include:

- Farm Area: Down by 13% (5,317 ha) over 25 years with the greatest decrease occurring in the past 5 years.
- Number of Farms: Down by 39% over 25 years with a 12% decline occurring in the past 5 years.
- Farm Operators: Down by 39% over 25 years; median age rising; only 30% of farms in the region have succession plans.
- Cropland: Fruit, nut, and berry farms increasing while there are fewer farms with other crop types (hay, field crops, greenhouse, nursery, potatoes, vegetables, mushrooms).
- Livestock: Fewer livestock farms (especially sheep and horses).
- Farm Receipts: Metro Vancouver leads BC in per hectare earnings reaching $38,192, which is up 54% since 2016.
- Profitability: Only Burnaby, Delta, and Surrey experienced an increase in agricultural sector profitability in 2021.

Taken together, these trends point to increasing pressures on the region's agricultural land base, workforce, and economic resilience. While strong per-hectare receipts demonstrate the sector's continued productivity, the persistent decline in number of farms, operators, and key crop and livestock categories signals ongoing structural challenges in the sector.

The Board received this report for information.

E3.1 Approach to Engagement on Consideration of the Size and Structure of each of the Four Metro Vancouver Boards **ENDORSED**

This report describes the proposed engagement program to support the assessment of the size and structure of the four Metro Vancouver Boards. The current schedule has the Boards identifying the parameters for the conversation on size and structure in March 2026, and reviewing engagement materials in April 2026 for subsequent Board consideration. Engagement is planned to run from May to June 2026, subject to confirmation of a short list of options for Board size and structure.

Engagement will be co-delivered by Deloitte Canada and Metro Vancouver staff. The engagement program will reach a range of audiences:

- Governance Committee members and Board Directors
- Member jurisdictions (elected officials and staff)
- Local First Nations
- Metro Vancouver staff
- The provincial government (elected officials and staff)
- Public

Tactics will include background materials, in-person interviews, meetings, online surveys, and webinars. A summary of the outcomes of the engagement program will be provided to the Boards for consideration as part of the deliberations on Boards size and structure in July 2026.

The Board endorsed the engagement plan as outlined in the report.

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E3.2 Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis **RECEIVED**

The 2025 independent Metro Vancouver Board Governance Review concluded that there is an opportunity to optimize the size and structure of Metro Vancouver's four Boards to improve governance and oversight, and to enhance decision making and risk management. Consideration of such options is a major piece of work for the Governance Committee and Boards in 2026. To date, the MVRD Board has approved a process to consider potential changes and considered an evaluation framework.

At its March 12, 2026 meeting, the Governance Committee considered the report titled, "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated March 6, 2026. The Committee discussed options for amending the size and structure of both the MVRD and MVHC Boards with the aim of improving governance effectiveness, scalability of the option into the future, how member jurisdictions are represented, broader stakeholder impact, and how readily the options could be implemented.

For the MVRD Board, the Committee discussed the pros, cons, and implications of five options:

1. Status Quo (41 Directors)
2. One Director per member jurisdiction (23 Directors)
3. Cap the number of Directors at 3 per member jurisdiction (34 Directors)
4. Increase the population threshold per vote to 25,000 (36 Directors), and
5. Increase voting divisor to seven (one Director for every 140,000 residents) (34 Directors).

Several committee members expressed that the option of increasing the representation of each Director from 100,000 to 140,000 seemed a fair shorter-term solution that reduces the Board size without changing the overall governance framework, is achievable more quickly, retains proportional representation and would result in some gains in decision making speed, and strategic focus. In addition, there was support for further exploration of a cap on the number of Directors per jurisdiction, but retaining number of votes, as a longer-term objective. A couple of committee members expressed that the option of having one Director per jurisdiction, while retaining number of votes, also deserves further consideration, noting that 16 members have one Director, while 7 have more than one.

For the MVHC Board, the Committee discussed the pros, cons and implications of four options:

1. Status Quo (41 Directors)
2. Align with any changes to the structure of the MVRD Board (23-36 Directors)
3. Smaller Hybrid Non-Profit Board (7-9 Directors comprised of a majority MVRD Board Directors + additional appointees selected based on merit), and
4. Fully Appointed Non-Profit Board (7-9 Directors appointed by the MVRD Board based on merit).

Committee members expressed support for both options 2 and 3. Supporters of aligning with any changes to the MVRD Board noted that the MVHC Board is functioning well, and that it is important to have representation from all member jurisdictions working together on housing in the region. Supporters of a Smaller Hybrid Non-Profit Board noted the opportunity to optimize governance, align with other non-profit housing providers, benefit from external expertise in the housing sector, while retaining regional elected official / MVRD Board representation.

The Committee will focus on the GVS&DD and GVWD Boards in April, and feedback from the Committee and Boards will be incorporated into engagement into materials to support engagement with all Board Directors, representatives from the Province, member jurisdiction elected officials and staff, local First Nations, other agencies, and the public. A summary of engagement will be provided to the Boards to support deliberations on Board size and structure in July 2026.

The Board received this report for information.

E4.1 Financial Board Policy Review – Amended Corporate Allocation Policy **APPROVED**

This report responds to the MVRD and MVHC Boards' request to have RFAC and KPMG provide feedback on the amended Corporate Allocation Policy. The *Corporate Allocation Policy* provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. The Regional Finance Advisory Committee (RFAC), via resolution, unanimously supported the amended policy at its meeting on March 6, 2026.

The GVS&DD and GVWD Boards adopted the updated policy at their February 27, 2026 meetings.

The amendments to the policy include:

a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations, and incorporate current practices not captured in the existing policy. The changes will result in a re-distribution of $160,000 in corporate costs between the four entities. KPMG reviewed the proposed corporate allocation policy and observed that the approach aligns with practices by other local governments to recover and account for the cost of service by legal entity.

The Board approved the amended *Corporate Allocation Policy*.

E4.2 Prioritization Matrix for Flood-related Capital Projects **RECEIVED**

Metro Vancouver has actively participated in ongoing flood resiliency planning processes in the region for many years, and in July 2024, the MVRD Board supported a scope of work for two projects to contribute to regional flood resiliency: a scan of existing flood capital projects and a prioritization matrix for future projects. The prioritization matrix, presented in this report, was developed using existing provincial and federal criteria for flood project grants and has been turned into an Excel-tool that allows users to evaluate future flood risk reduction capital projects by scoring and weighting different criteria.

Following direction from the MVRD Board in November 2025, staff consulted with the Regional Engineers Advisory Committee (REAC) and Regional Administrators Advisory Committee (RAAC) on the draft prioritization matrix for flood-related capital projects in early 2026. While finding the tool potentially useful for individual member jurisdictions, REAC and RAAC do not support Metro Vancouver doing further work to prioritize flood-related capital projects in the region with the intent of a collaborative approach to grant funding. Staff recommended that the report be finalized and the prioritization matrix shared with member jurisdictions for their own use, with no further Metro Vancouver work on prioritizing specific flood-related capital projects or coordinating related advocacy efforts.

The Board received this report for information and directed staff to forward a copy of the report to member jurisdictions for information.

G1.1 Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan) **APPROVED**

The City of Maple Ridge is requesting a Type 2 amendment to *Metro 2050* for the North 256 Street Industrial Lands Area Plan. The proposed amendment would re-designate Rural and Industrial lands to Industrial and Conservation and Recreation and expand the Urban Containment Boundary to accommodate a light industrial hub. Roughly half of the subject area is already designated Industrial within *Metro 2050*, and the majority of the subject area is already within the Fraser Sewerage Area. The area contains existing industrial operations and the City notes that industrial lands have long been intended for this area through various industrial and employment lands studies.

The MVRD Board has an important role as the steward of a broad set of issues that must be considered from a regional perspective. This role means that the amendment request is considered in terms of the long-term implications for the whole region, and in particular in the context of the broader intent of *Metro 2050*, the regional growth strategy, which is to guide the development of the region in an affordable, healthy and livable manner that supports the efficient provision of transportation, regional infrastructure and community services. Therefore, while the proposal conveys benefits to the municipality, Metro Vancouver analysis is obligated to consider consistency of the proposed amendment with *Metro 2050.*

Regional Planning analysis concluded that, on balance, the proposed amendment is supportable, however, it does involve several trade-offs that are important for MVRD Board consideration.

The proposal would:

- Add 198 net hectares of Industrial designated lands, expanding the regional supply of industrial lands and supporting long-term economic resilience.
- Add 79 hectares of Conservation and Recreation lands, securing mature forested areas that provide ecological services and establishing a buffer between industrial and adjacent rural or agricultural lands.
- Apply Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience.

Challenges include:

- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure.
- The area's location is susceptible to natural hazards, requiring significant infrastructure investment.

- The redesignation of 222 ha of Rural lands to Industrial will potentially increase speculation to convert Rural lands elsewhere in the region, and *Metro 2050* stipulates that Rural lands are not intended to be an Urban Reserve.
- There will be regional tree canopy target and ecosystem connectivity loss as with any conversion of Rural lands to Industrial uses.

The requested *Metro 2050* Type 2 amendment bylaw requires adoption through an affirmative two-thirds weighted vote of the MVRD Board.

The Board initiated the *Metro 2050* amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in this report, gave three readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026*, *and* directed staff to notify affected local governments, post the application on the Metro Vancouver website to provide opportunity for comment, and to notify local First Nations via referral offices to provide opportunity for comment on the proposed amendment.

G1.2 Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere) **APPROVED**

The City of Surrey has requested an amendment to *Metro 2050* to accommodate a development proposal for a 23.7-hectare area known as Hazelmere, located adjacent to the international boundary (0 Avenue) between 180 Street and 184 Street. The proposed amendment would create a non-contiguous extension of the Urban Containment Boundary and amend the regional land use designation for the site from Rural to General Urban.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the Agricultural Land Reserve. Surrey responded on December 17, 2025 with additional information and requested that the updated amendment be considered by the MVRD Board.

The MVRD Board has an important role as the steward of a broad set of issues that must be considered from a regional perspective. This role means that the amendment request is considered in terms of the long-term implications for the whole region, and in particular in the context of the broader intent of *Metro 2050*, the regional growth strategy, which is to guide the development of the region in an affordable, healthy and livable manner that supports the efficient provision of transportation, regional infrastructure and community services. While the proposal conveys information about benefits to the municipality, Metro Vancouver analysis is obligated to consider consistency of the proposed amendment with *Metro 2050.*

As the proposal is largely unchanged across all three submissions, this report focused on the new information provided, drawing on the analysis from the 2024 staff report. Staff reviewed the new information and recommended declining the amendment for the following reasons:

- The proposal does not support the federation's agreed upon regional goals in *Metro 2050* related to compact growth, protection of environmental, agricultural and employment lands, or sustainable transportation.
- The proposal's non-contiguous location outside the Urban Containment Boundary (UCB) would introduce leapfrog residential development pressures (far from the UCB) and add wastewater flows to a segment of the regional sewer system that already experiences wet-weather overflows, potentially increasing pressure on regional infrastructure.
- Although the region requires more housing, creating car-oriented single-detached development in an area far from existing urban areas and transit would not meaningfully address housing needs and would reinforce traffic impacts, and pressures on adjacent rural and agricultural lands - issues first identified in 2017 and still unresolved.
- New provincial housing legislation would permit up to four times the number of homes (up to 580 units) on the 145-lot subdivision. While Surrey notes that such higher-density development is unlikely based on uptake to date, the submission does not evaluate potential impacts or mitigation should these densities materialize in the future.
- If the amendment is approved, the GVS&DD Board would consider whether to allow the flows into the regional system. The proposed development is located 10 kilometres upstream of Metro Vancouver's Langley Trunk Sewer and all infrastructure needed to convey flows would be provided by the City of Surrey. For the proposal, subdivision and servicing plans are largely unchanged aside from the removal of four detention ponds, with no corresponding upgrades to the remaining facility.

A concurrent process is underway, spurred by a letter from three South of Fraser Mayors to the Chair of the MVRD Board, seeking relatively broad changes to *Metro 2050's* Urban Containment Boundary and amendment process to create better flexibility for South of the Fraser municipalities given their expressed unique growth pressures and challenges in delivering the growing demand for housing. In November 2025, the MVRD Board directed staff to consult with affected local governments on four options and to report back with feedback and *Metro 2050* amendment bylaws(s) for consideration. That process is underway, and staff expect to report back in April 2026. Of note, the City of Surrey could consider the Hazelmere proposal in the context of broader amendment options for *Metro 2050*, such as through the creation of new Special Study Areas.

At its March 5, 2026 meeting, the Regional Planning Committee considered the report.

During the meeting, members discussed the application, which seeks to amend the regional land use designation from Rural to General Urban and extend the Urban Containment Boundary. Members discussed the regional impacts of approving the requested Type 2 amendment, noting the potential benefits to the municipality as well as concerns regarding alignment with *Metro 2050*, particularly in relation to the cost of servicing the site with sewer and the resulting in pressure for future applications along the sewerage extension. Some members voiced concern that the proposal is largely unchanged from 2017, and others noted that the concurrent process to consider potential amendments to *Metro 2050* as a result of a request from three south of Fraser Mayors may impact this application. Some members also noted that they felt it should be up to the municipality to determine the future land use within their jurisdiction, not Metro Vancouver.

The Committee subsequently passed alternative two. The committee's vote was not unanimous.

This application is a Type 2 amendment under *Metro 2050;* the amendment bylaw must receive an affirmative two-thirds weighted vote.

The Board initiated the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in this report, gave three readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026*", and directed staff to notify affected local governments per section 6.4.2 of *Metro 2050,* and to commence an enhanced public engagement process, including hosting a regional public information meeting.

G2.1 MVRD Electoral Area A Clean-up Service Establishment Bylaw No. 1433, 2026 APPROVED

Following direction from the MVRD Board in October 2025, Metro Vancouver staff have prepared a service establishment bylaw for a barge and bin clean-up service for water access communities in Electoral Area A. To date, Metro Vancouver has organized barge clean-up events every two years that have been funded by reserves and an unconditional provincial grant. This funding model is not sustainable due to increasing demand for the service and rising operational costs.

The proposed bylaw would fund the coordination, transportation, and disposal of waste items generated by water-access properties in Bowyer Island, Passage Island, Indian Arm, and Pitt Lake by way of an annual cost-sharing model consisting of:

- $30,000 from the annual provincial grant, and
- $20,000 through a tax requisition based on assessed improvement values.

The service establishment bylaw requires assent of the electors. This would be done through an alternate approval process in summer 2026. If 10% of eligible electors submit a response form during the alternative approval process, a referendum (assent voting) would then be held alongside the 2026 local government election to obtain assent of the electors. This process will make it more convenient for residents and help reduce administrative costs.

The Board gave three readings to *Metro Vancouver Regional District Electoral Area A Clean-Up Service Establishment Bylaw No. 1433, 2026*, and directed staff to submit the service establishment bylaw to the Inspector of Municipalities for approval and to obtain elector approval for the service establishment bylaw through carrying out an alternative approval process.

I1 Committee Information Items and Delegation Summaries

The Board received three information items and two delegation summaries from one standing committee.

Regional Parks Committee – March 4, 2026
Information Items:

E1 Burns Bog Ecological Conservancy Area and Delta South Surrey Greenway Update

The Burns Bog Ecological Conservancy Area (BBECA) is a 2,359-hectare protected area containing a raised peat bog located in the City of Delta. The Delta–South Surrey Greenway (DSSG) extends from Mud Bay in Surrey to the Alex Fraser Bridge, running along the eastern boundary of the BBECA.

Metro Vancouver is advancing several initiatives within the BBECA and DSSG that are included in the MVRD Board-approved 2026 Regional Parks Capital Budget. These initiatives include replacing the 2.3-kilometre Delta Nature Reserve boardwalk with improved flood resilience and accessibility, undertaking improvements to 2.2km of the DSSG between 72nd Avenue and Nordel Way, planning for a new greenway access point and educational node at the former peat plant site, and continuing ecological restoration within the sensitive bog environment.

Together, these projects represent an integrated approach to enhancing public access, supporting education, and strengthening the long-term stewardship of the Burns Bog Ecological Conservancy Area.

E2 təmtəmíxʷtən/Belcarra Regional Park South Picnic Area Update

Metro Vancouver is developing public access to the təmtəmíxʷtən/Belcarra South Picnic Area to provide new opportunities to connect with nature and the cultural landscape, improve ecological resilience, expand capacity and enhance and the overall park visitor experience.

In 2024, the MVRD Board approved an amended Concept for the təmtəmíxʷtən/Belcarra South Picnic Area. The plan included retention of the Bole House for public use, enhanced open space and the removal of seven cabin structures.

Metro Vancouver continues to work closely with səlilwətaɬ (Tsleil-Waututh Nation) on all aspects of the project. Planning and detailed design are complete, and the project will be tendered once a waterline agreement is finalized and a building permit is issued by the local municipality.

This project is included in the MVRD Board-approved 2026 Regional Parks Capital budget. Construction is planned to begin in fall 2026 and conclude in 2027.

Regional Planning Committee – March 5, 2026
Delegations:

C1 Eric Aderneck, Industrial Lands Program Manager, City of Maple Ridge
Subject: City of Maple Ridge Presentation to Metro Vancouver Regional Planning Committee Meeting March 5, 2026 – North 256 Street Industrial Lands Area Plan RGS Amendment

C2 Keith Broersma, Senior Planner, City of Surrey
Subject: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

Information Items:

E6 Regional Natural Infrastructure Network Mapping – Complete

The Regional Natural Infrastructure Network (RNIN) project is a multi-year initiative that provides a shared, region-wide evidence base to support member jurisdictions to protect, enhance, restore, and connect natural areas. The first deliverable, the RNIN Opportunity Map, compiles regional ecological datasets and connectivity modelling to identify significant natural area patches, corridors, and already-protected lands. Importantly, the map is non-regulatory, instead, it is a voluntary technical tool that members may draw on to inform a range of planning and implementation activities. By offering a regionally consistent foundation, the RNIN also supports collaboration across boundaries and provides clearer context for integrating ecosystem connectivity into growth management decisions.

Created in collaboration with member jurisdictions, First Nations, and technical experts, the map represents a snapshot in time rather than a land use designation. With the support of a federal grant, next steps are underway to develop additional tools and resources that support implementation, as requested by member jurisdictions.

Metro Vancouver Housing Corporation

E1.1 Financial Board Policy Review – Amended Corporate Allocation Policy **APPROVED**

This report responds to the MVRD and MVHC Boards' request to have RFAC and KPMG provide feedback on the amended Corporate Allocation Policy. The *Corporate Allocation Policy* provides a budget framework for allocating the costs of Metro Vancouver's centralized support departments to Metro Vancouver's four legal entities. The Regional Finance Advisory Committee (RFAC), via resolution, unanimously supported the amended policy at its meeting on March 6, 2026.

The GVS&DD and GVWD Boards adopted the updated policy at their February 27, 2026 meetings.

The amendments to the policy include:
a) administrative updates to reflect the organizational structure;
b) modifications to the calculation of allocating costs to: exclude one-time funded expenditures; and exclude total debt service costs for Metro Vancouver Housing Corporation (MVHC) and Sasamat Fire Protection Services; and
c) the addition of an allocation method for Project Delivery's Project Management Office.

The proposed amendments more accurately reflect service levels provided, reduce operating budget fluctuations, and incorporate current practices not captured in the existing policy. The changes will result in a re-distribution of $160,000 in corporate costs between the four entities. KPMG reviewed the proposed corporate allocation policy and observed that the approach aligns with practices by other local governments to recover and account for the cost of service by legal entity.

The Board approved the amended *Corporate Allocation Policy*.

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Greater Vancouver Water District

E1.1 Award of ITT 25-002 for Construction of Annacis Water Main North – New Westminster Section (Annacis Main No. 5 – North) **APPROVED**

Hall Constructor's (Hall) tender was identified as the lowest cost compliant bid, and on that basis it is recommended that the GVWD Board award ITT 25-002 to Hall. Hall has a successful track record of working with GVWD on similar projects.

The Annacis Water Main North combined with the Annacis Water Supply Tunnel, and Annacis Water Main South will significantly increase water supply capacity south of the Fraser River to the Kennedy Reservoir.

ITT 25-002 was issued on December 2, 2025, to seven pre-qualified tenderers and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The ITT 25-002 evaluation team have considered the tenders received, and on that basis recommend that the GVWD Board award ITT 25-002 to Hall.

The Board approved the award of the contract to Hall Constructors, subject to final review by the Commissioner, and authorized the General Manager, Procurement and Real Estate to execute the required documentation.

E1.2 Drinking Water Management Plan – Final Draft **APPROVED**

Metro Vancouver has been working with member jurisdictions, First Nations, and interest holders over the past three years to update its *Drinking Water Management Plan* ("the plan") which sets the strategic direction for the region's drinking water system over the next decade. The plan provides the framework for a regional approach to planning, acting, and adapting together as conditions change to ensure the continued delivery of high-quality drinking water to the region.

Member jurisdictions have been engaged through staff advisory committees in co-developing the updated strategies and actions for the plan, and the Water Committee provided feedback at a special meeting on November 26, 2025. Feedback has been considered and incorporated into the plan. Public feedback has also been considered and incorporated into the plan.

The Board approved the Drinking Water Management Plan and directed staff to forward the approved plan to member jurisdictions requesting endorsement and implementation of the actions attributed to the member jurisdictions.

G1.1 Upcoming Water Restrictions

The Commissioner noted that stage one water restrictions begin on May 1st, and that there are currently multiple indicators that a higher level of restrictions will be required this year as in 2023: the summer is expected to be hot and dry; snowpacks are below 60% of normal; and work on the Stanley Park Water Supply Tunnel will also affect capacity. The Commissioner noted that full cooperation will be required for the expected restrictions on outdoor water use this year.

I1 Committee Information Items and Delegation Summaries

The Board received two information items from one standing committee and no delegation summaries.

Water Committee – March 11, 2026
Information Items:

E1 Fleetwood Reservoir – Project Completion

Metro Vancouver is pleased to report on the successful completion of the Fleetwood Reservoir construction project that supports the growth of the City of Surrey (Surrey). The newly constructed Fleetwood Reservoir and the associated Fleetwood Water Main entered service at the end of 2025 and are key components of the GVWD's transmission system delivering drinking water to communities south of the Fraser River.

The reservoir consists of two underground concrete cells that have a combined water storage capacity of 11.6 million liters, an above ground maintenance building, and a 1.5 kilometer water main connecting the reservoir to the GVWD water transmission system. The Fleetwood Reservoir is located within Surrey's Meagan Anne MacDougall Park directly adjacent to Surrey's Fleetwood Pump Station. The project is an example of how collaboration with our member jurisdictions, community partners, and local First Nations – combined with careful planning and thoughtful design – can successfully deliver major infrastructure in public spaces on schedule and within budget.

E2 Water Supply Area Fisheries Initiatives Annual Update

Metro Vancouver Water Services, Liquid Waste Services, and Regional Parks collectively contribute to Pacific Salmon conservation and restoration in the region. Water Services manages and participates in fisheries management and restoration initiatives both upstream and downstream of the primary water supply dams in each of the Capilano, Seymour, and Coquitlam River Watersheds. In 2025, adult Salmon returns were successful in all three watersheds with adequate late summer – fall river flows that supported migration. Metro Vancouver strives to continually improve fisheries protection and enhancement initiatives for the recovery of Pacific Salmon populations, while collaborating with stewardship groups, First Nations, and provincial and federal fisheries management agencies.

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Greater Vancouver Sewage and Drainage District

E1.1 Proposed Ban on the Import and Sale of Valved Single-Use Nitrous Oxide Cylinders **APPROVED**

Inappropriate disposal of large volume, valved, single-use nitrous oxide cylinders has been linked to explosions at the Waste-to-Energy Facility, leading to safety concerns and cost implications. Inappropriate disposal of the cylinders also results in greenhouse gas emissions and potential impacts on emissions from the Waste-to-Energy Facility. Approximately 700 cylinders per month are being dropped off for recycling at recycling and waste centres. Cost implications of the nitrous oxide cylinders in the waste stream could reach millions of dollars per year.

Metro Vancouver wrote to Health Canada in December 2025 requesting confirmation that the sale or distribution of disposable nitrous oxide cylinders is illegal in Canada. Metro Vancouver has not received a formal response. Metro Vancouver has identified and reported to Health Canada a number of businesses selling large single-use valved nitrous oxide cylinders. Metro Vancouver estimates there are approximately 100 vape and smoke shops selling these cylinders within the Metro Vancouver region.

Staff recommended that the Board Chair and Zero Waste Committee Chair write to Canada's Minister of Health and Minister of Environment, Climate Change and Nature requesting prohibition of the import and sale of large single-use valved nitrous oxide cylinders.

At its March 5, 2026 meeting, the Zero Waste Committee considered the report and highlighted the necessity of working closely with stakeholders, including the BC Restaurant & Food Services Association and cultural communities, to proactively avoid any unintended consequences regarding the proposed ban on the import and sale of large valved single-use nitrous oxide cylinders.

In the meeting, staff noted that the Retail Council of Canada had communicated that they were not aware of any of their members selling the large valved single-use cylinders. Following the Zero Waste Committee meeting, staff further explored whether there are other market sectors that make use of valved single-use nitrous oxide cylinders. The BC Restaurant & Foodservices Association confirmed that, within the food industry, only small cylinders containing approximately eight grams of nitrous oxide are used, and exclusively for producing whipped cream. Local food equipment suppliers also indicated that they sell only small eight-gram culinary-grade cylinders for foodservice applications. Further discussions with major gas suppliers that provide a refillable service, such as Air Liquide and Linde, confirmed that nitrous oxide is typically supplied in reusable cylinders for medical purposes, automotive applications, and research labs.

At this time, Metro Vancouver is not aware of any other major industries that use large valved single-use cylinders, confirming that the only apparent use of the cylinders is for non-medical inhalation.

The Board requested that the Board Chair and Zero Waste Committee Chair write to Canada's Minister of Health and Minister of Environment, Climate Change and Nature to request the prohibition of the import and sale of single-use valved nitrous oxide cylinders; and directed staff to work with other entities such as local health authorities, the Retail Council of Canada, and the Federation of Canadian Municipalities in support of requesting a prohibition of the import and sale of large single-use valved nitrous oxide cylinders.

E1.2 Solid Waste Management Plan Update – Options Analysis Engagement Summary RECEIVED

Metro Vancouver is updating its solid waste management plan, building on its success as a North American leader in waste reduction and recycling. The plan update is supported by a robust and inclusive engagement process. In 2025, Metro Vancouver completed the options analysis phase of engagement to assess and receive feedback on potential strategies and actions resulting from previous research and engagement. Considering options analysis feedback, an initial draft solid waste management plan was developed. The Zero Waste Committee and GVS&DD Board received updates across all phases of the solid waste management plan update, and the GVS&DD Board previously approved components of the updated plan.

The engagement summary report highlights themes from feedback such as prioritizing reuse and repair, financial incentives, tailored education, accessibility of solid waste services and facilities, and standardized services and regulations. There were also comments to close the Waste-to-Energy Facility, stop the use of landfills, varying opinions on privatization of the regional solid waste system, and comments that recycling statistics should not include energy recovery. Following options analysis engagement, the public was invited to share their feedback on the engagement process with the Solid Waste Management Plan Independent Consultation and Engagement Panel.

The Board received this report for information.

I1 Committee Information Items and Delegation Summaries

The Board received one delegation summaries from one standing committee and no information items.

Zero Waste Committee – March 5, 2026
Delegations:

C1 Sue Maxwell, Chair, Zero Waste BC
Subject: What is Needed to Have a Strong Solid Waste Management Plan

Beedie Living

March 27th, 2026

Mayor Lahti and Council,
City of Port Moody
100 Newport Drive, BC, V3H 5C3, Canada

RE: **Project Viability Impacts of Proposed City DCC Increases and Introduction of ACC Program**

Dear Mayor Lahti and Council,

We are writing to express our profound concern regarding the proposed updates to the City's Development Cost Charges (DCCs) and the introduction of the Amenity Cost Charges (ACC) program. While we understand the City's need to fund growth-related infrastructure, the sheer magnitude of the proposed rate hikes—particularly Staff's recommended Option 5—poses an existential threat to the viability of in-stream projects, including Phase 2 of our Moody Centre development.

The economic climate for housing delivery is exceptionally fragile, as the industry is already burdened by delivery costs. Proceeding with these unprecedented fee increases will abruptly halt the momentum we have collectively built over the last four years, indefinitely delaying the very housing, civic amenities, infrastructure, and employment spaces the City desires.

Financial Reality for Phase 2

Phase 2 of our Moody Centre development comprises 654 residential units and 52,000 SF of employment space plus childcare. Applying the proposed rates to Phase 2 yields very concerning outcomes:

- Under the staff-recommended Option 5 (50% Parkland Strategy), the DCC rate equates to $25,823 per unit, representing a staggering 168% increase to the City's DCC portion alone.
- This translates to an unaccounted for additional **$11.0 million (+168%)** cost the project.
- Even under the reduced Option 6 (25% Parkland Strategy), Phase 2 will face a **$5.7 million (+87%)** DCC impact.

A sudden eight-figure financial shock is a project-ending scenario. As the City's commissioned economic feasibility study by Coriolis Consulting explicitly noted: *"the development market is currently challenging with existing DCC rates, and it would be more financially challenging to build the variety of forms under increases to the current DCC rates"*.

Beedie Living

The Density Bonus Disconnect

The financial modeling presented to Council assumes that the transition to the new ACC structure will bring some offsetting relief. However, Beedie has already negotiated our bonus density and CAC payments for this masterplan project. As a result, the project is exposed to the City DCC fee hikes without receiving any counteracting benefit from reduced or restructured ACCs. If these rates are adopted, we will be forced to re-negotiate our existing development agreements and fee structures with the City in order to restore any semblance of financial feasibility the project which will also delay housing starts and result in a reduced bonus density value.

Compounding Regional Fees and the Threat to Moody Centre

The City's proposed rate hikes are not occurring in a vacuum. Metro Vancouver's scheduled GVS&DD (Metro Vancouver) fee increases are already placing immense strain on regional projects. Compounding those regional hikes with Port Moody's proposed Option 5 risks halting development in this municipality.

If our project is forced into indefinite suspension due to these compounded fees, the consequences for the community will be immediate. Beyond the housing to be delivered, our project also includes an anchor commercial tenant, crucial childcare facilities, and a large component of the on-site community plaza. The delay of these civic and commercial assets will stall the broader build-out of Moody Centre and effectively undo the hard work and collaboration shared by this Council and City staff over the past four years.

Misalignment with Regional and Provincial Directives

Port Moody's proposal to drastically increase fees runs counter to the urgent actions currently being taken by neighboring municipalities and the provincial government to save the housing sector.

- **City of Vancouver:** Recognizing the severe threat to project viability, Vancouver City Council recently approved a sweeping rescue plan that includes a temporary 20% reduction to city-wide Development Cost Levies (DCLs). Furthermore, Vancouver permanently cancelled its planned inflationary fee adjustments for 2024 and 2025 to give builders financial predictability. Vancouver understands that extracting more revenue from stalled projects yields zero dollars; lowering and freezing fees is required to keep shovels in the ground.
- **Provincial Action on Upfront Costs:** The Province of B.C. recently stepped in to protect developers from Metro Vancouver Regional District fee hikes, and introduced

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regulatory changes (effective January 2026) allowing builders to defer 75% of DCC and ACC payments until occupancy to ease early-stage financing costs.

- **Federal Funding Risks:** Senior government infrastructure funding, such as the federal Build Communities Strong Fund, requires municipalities to substantially reduce development charges to be eligible for cost-matching. By pushing a massive fee increase, Port Moody risks isolating itself regionally and actively jeopardizing its eligibility for senior government infrastructure subsidies.

Sacrificing Affordable Housing for Parkland

We must also highlight a glaring policy contradiction outlined in the staff report. The report plainly admits that in the foreseeable market, even the reduced Parkland Acquisition Options (5 and 6) will strip projects of the profitability required to deliver the City's objective of 15% Inclusionary Zoning. Council is being asked to heavily tax market housing to fund parkland acquisition at the direct expense of delivering affordable housing. If this policy were to be adopted, the bonus density and non market housing commitments would need to be revisited.

Flawed Process and Cumulative Impact

The City is aiming to adopt an unprecedented suite of major policy changes—including ACCs, DCCs, Inclusionary Zoning, and Density Bonus updates—by June 30, 2026. This aggressive timeline has not afforded City staff or the development industry enough time to properly evaluate the holistic, compounding financial impacts of these combined initiatives. Rushing this multitude of new cost layers through without a comprehensive understanding of their combined effect is a fundamentally flawed process that will inevitably lead to widespread project unviability across Port Moody.

To address these procedural and financial risks, we strongly recommend the City take the following steps:

- **Pause the Introduction of New Cost Layers:** The absolute priority in this dire economic climate must be stabilizing the development environment. The City must pause the rollout of these combined policies to prevent stalling in-stream housing delivery.
- **Conduct a Robust Cumulative Analysis:** It is imperative that the City undertakes a holistic financial analysis that tests all these policies together against current market realities. This testing must ensure that projected revenues are not overstated and that actual construction and financing costs are not understated.

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- **Engage in Meaningful Industry Consultation:** Before any of these bylaws are brought forward for readings, the City must engage directly and transparently with the development industry to review and align on the financial assumptions informing these policies.
- **Implement Comprehensive In-Stream Protection:** If the City wishes to explore these fee increases, it is critical that in-stream projects, where substantial investments have already been made, are fully protected. Applying fee increases retroactively to approved or advancing projects is fundamentally unfair. These projects have already undergone years of rigorous review, including detailed financial analysis, and were advanced based on a defined cost structure. Changing that framework after the fact risks rendering them unviable. At a minimum, projects that have submitted rezoning applications should be exempt from any fee increases for the full duration of the project, including all phases of a master-planned development.

Beedie Living remains deeply invested in our partnership with the City of Port Moody and our shared vision for a vibrant Moody Centre. However, delivering on this promise relies on a financial framework that sustains project viability. We strongly urge Council to reject Option 5, engage directly with the development industry on the underlying financial assumptions, and adopt a more balanced, market-aligned approach to any fee increases. By ensuring new policies do not actively restrict development, we can continue working together to bring much-needed housing, civic amenities, and economic growth to the community.

Sincerely,

FIPPA s. 22 Personal Privacy

Curtis Neeser,

Executive Vice President Residential Development, Beedie Living

FIPPA s. 22 Personal Privacy

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March 27, 2026

City of Port Moody
100 Newport Drive
Port Moody, B.C
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RE: Report "Draft Development Cost Charges and Amenity Cost Charges Rates"

Dear Mayor and Council,

We are writing to express our serious concerns with the proposed Development Cost Charge (DCC) increases outlined in the March 31, 2026 report titled "Draft Development Cost Charges and Amenity Cost Charges Rates".

Magnitude of the Proposed Increase

The scale and timing of the proposed changes are deeply troubling, particularly given current market conditions and the broader policy context in which they are being advanced.

First and foremost, the magnitude of the increase is unprecedented. For high density residential projects, the proposed changes represent an increase of more than 2.5 times Port Moody's current DCC rates (167%). Since 2019, Metro Vancouver DCC rates have increased by an unprecedented 1,943%, including a 160% increase for the Fraser Sewer Area between 2024 and 2027. Even with a phased introduction, the level of industry concern and pushback in 2024 was significant.

Port Moody's proposed increase of approximately 167 percent, without any phasing, goes even further and will have immediate and severe impacts on project viability and amenity delivery. This scale of increase directly undermines the intent of the recently approved OCP and Provincial TOD policy, which is premised on enabling growth, delivering housing, and securing community amenities through development. If projects are no longer viable, the commitments embedded within the OCP cannot be realized.

At the Metro Vancouver Board meeting on January 30, 2026, Mayor Lahti thoughtfully highlighted concerns with the proposed increase and voiced support for exploring a reduction in Metro DCCs to 2025 levels, noting that: "*This isn't about ideology, this is about us becoming part of the problem, and as soon as we are becoming part of the problem then we need to take a look at what we are doing. I am supportive of this, we need to take a step back. We are in a crisis and at the end of the day, the housing isn't going to get built so we aren't going to get any money anyways*". We would expect that this same sentiment should be applied to the proposed municipal DCC increase.

If housing is not built, no revenue will be generated. The proposed scale, timing, and absence of a phased approach are out of step with current market conditions. This raises a fundamental question as to what growth these charges are intended to fund if projects are no longer viable. These DCC rates will suppress land value for redevelopment across Port Moody, meaning the existing use on the site is more valuable than redeveloping, so growth in Port Moody will stagnate – in other words, these fees are designed to obstruct new housing and jobs space delivery in Port Moody.

wesgroup

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Cumulative Policy Impact Not Considered

Equally concerning is that this increase is being advanced in isolation. The report acknowledges that additional policies, such as Density Bonusing and Inclusionary Zoning, are forthcoming, yet their cumulative impact has not been analyzed alongside these proposed DCC changes. Advancing policy changes of this magnitude without a clear understanding of their combined effect on development viability is not reasonable.

The report notes that the City's own consultant has concluded the development market is already challenged under current DCC rates, and that further increases will constrain the delivery of a range of housing forms. It also acknowledges that the analysis does not account for other significant policy burdens, and that certain policy objectives are already not being achieved under existing conditions. Given that Port Moody has one of the highest sustainability targets in Metro Vancouver, along with an Inclusionary Zoning Policy that is acknowledged as not currently achievable, how does staff justify further reducing project viability without considering meaningful reductions or the removal of other impactful policies?

The report does not clearly define the baseline assumptions used to assess viability, including what level of return is being targeted. It is unclear whether viability is being measured at a reasonable market return, such as 12 to 15 percent, or at a near break-even level. As written, the report risks being misleading in how it represents the true viability of development under current and proposed conditions. Council should request full transparency from Staff on the underlying financial assumptions, inputs, and return thresholds used in this analysis prior to any further industry consultation or advancement of these proposed increases. The report must clearly articulate these assumptions to ensure Council is making decisions based on a complete and accurate understanding of project viability.

It is difficult to see how further cost increases would enable any meaningful development to proceed. The likely outcome of increases at this scale is that projects will be delayed or halted entirely, with direct implications for housing delivery and the City's ability to meet its growth objectives.

This raises a fundamental question as to how the City intends to present this proposal to the Province's Inspector of Municipalities for approval, particularly when the City's own consultant has identified clear concerns?

Misalignment with Current Market Conditions

Of greatest concern is that this proposal is being brought forward at a time when the development industry is facing the most challenging conditions seen in decades. Metro Vancouver has recorded just 89 presales in Q1 2026, compared to a 10-year average of 3,900 units per quarter – this represents a 97% decline. This is unprecedented.

Across the region, municipalities are actively exploring ways to support housing delivery, including reviewing or reducing cost burdens such as DCCs. In some cases, including Surrey and the City of Vancouver, municipalities are reconsidering or rolling back recent increases in response to current market conditions.

In this context, is now the appropriate time to advance this bylaw change? It is important to understand whether staff have evaluated these alternative approaches, and why Port Moody's circumstances are considered materially different from other jurisdictions taking a more measured approach, particularly given that Port Moody has been identified by the Province as a municipality subject to a Housing Target Order under the Housing Supply Act.

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Inlet District Specific Impact

For context, the table below outlines the proposed per-unit increases identified in the report alongside the recent Metro Vancouver DCC increase. For Inlet District, the net impact on the remaining ~1,946 units is approximately $31.4 million in additional City DCCs, excluding Metro DCCs. If this project were required to absorb this increase, it would necessitate a similar discussion with Council and staff regarding potential reductions in amenities or offsets, consistent with the conversations currently underway in response to the Metro DCC increase.

Conclusion

The Federal government has prioritized economic growth through nation-building projects, which depend on attracting significant capital. Now imagine that after those investments were made, the government retroactively increased permitting fees by 167%. Such a move would materially undermine the viability of future projects and erode confidence in long-term investment in Canada. Delivering new housing and employment space at the municipal level is fundamentally no different.

If the City wishes to explore these fee increases, it is critical that in-stream projects, where substantial investments have already been made, are fully protected. Applying fee increases retroactively to approved or advancing projects is fundamentally unfair. These projects have already undergone years of rigorous review, including detailed financial analysis, and were advanced based on a defined cost structure. Changing that framework after the fact risks rendering them unviable. At a minimum, projects that have submitted rezoning applications should be exempt from any fee increases for the full duration of the project, including all phases of a master-planned development.

While the intent to support the recently approved Parkland Strategy is understood, we respectfully submit that this is not the appropriate time to advance increases of this magnitude.

Lastly, we encourage Staff to engage proactively with the development industry as part of this review. The industry recognizes that municipalities will need to increase DCCs, and we are willing to work collaboratively to identify solutions that enable projects to proceed while still meeting the City's goals and objectives.

We remain committed to working collaboratively with the City to deliver housing and complete communities. However, this requires policies that support project viability. We respectfully ask Council to take a more measured approach that reflects current market conditions so development, and its benefits, can continue to move forward.

Sincerely,

FIPPA s. 22 Personal Privacy

Dean Johnson

Senior Vice President, Development
Wesgroup Properties

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Proposed DCC Increases – City of Port Moody, Metro Vancouver and cumliative impact on Inlet District.

Draft DCC Rates - Report dated March 31, 2026

		STAFF RECOMMENDATION		ALTERNATE OPTION	
PER UNIT COST	**BEFORE**	**Proposed Option 5**	*% Increase*	**Proposed Option 6**	*% Increase*
City DCC High Density TOD ($138.10/m2)	$ 9,667	$ 25,823	*167%*	$ 17,986	*86%*
Metro DCC (2024 vs 2027)	$ 8,530	$ 22,108	*159%*	$ 22,108	*159%*
Total Per Unit Cost	**$ 18,197**	**$ 47,931**	***163%***	**$ 40,094**	***120%***

*assumes average unit size of 70sm (per Staff Report) to determine per unit cost

Project Name : INLET DISTRICT

PROJECT IMPACT	**BEFORE**	**Proposed Option 5**	*$ Increase*	**Proposed Option 6**	*$ Increase*
City DCC High Density TOD ($138.10/m2)	$ 18,811,982	$ 50,251,558	*$ 31,439,576*	$ 35,000,756	*$ 16,188,774*
Metro DCC (2024 vs 2027)	$ 16,599,380	$ 43,022,168	*$ 26,422,788*	$ 43,022,168	*$ 26,422,788*
Total DCCs	**$ 35,411,362**	**$ 93,273,726**	***$ 57,862,364***	**$ 78,022,924**	***$ 42,611,562***

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March 30, 2026

Dear Mayor and Council,

We're very concerned about the proposed DCC increases in the March 31, 2026, report.

The increase of 167% to DCC rates is extreme, especially given current market conditions. Zoned and instream projects that have existing development agreements which already contemplate infrastructure upgrades and amenities should be exempt from this increase. New developments coming forward should at a minimum have a phased approach to DCC increases. This drastic increase will make many projects financially unworkable, which ultimately means less housing and fewer amenities delivered. If projects don't proceed, the City won't generate the revenue these charges are meant to fund.

In the case of EDGAR's Portwood development this will increase the DCC fees in excess of $12,000,000. These were never contemplated as part of the financial viability of the site. A development that is already contributing 2 large parks gifted back to the city, childcare, major infrastructure upgrades benefiting beyond the area and over 300 affordable rental homes already under construction. The development simply cannot bear any more costs.

It's also concerning that this change is being considered on its own. Other major policies like density bonusing and inclusionary zoning are coming, but their combined impact hasn't been properly assessed. Even the City's staff report outlines that projects are already struggling under current conditions, so adding more costs without a full picture doesn't make sense. This proposal is also out of step with what's happening across the region. Development activity has dropped sharply, and other municipalities are looking for ways to reduce costs, not increase them to support housing delivery.

At this scale, the likely result is stalled or cancelled projects, which directly undermines the City's growth and housing goals.

We understand the need to fund infrastructure and amenities, and we're open to working with the City on solutions. However, this is not the right time for increases of this magnitude. A more

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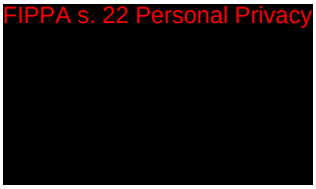
balanced, phased approach that reflects current market conditions is needed to keep development moving forward. We remain available to be part of the conversation and solution.

Regards,



Matthew McClenaghan

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Surrey, BC V3W 1J8

March 30, 2026

Mayor Lahti and Council
City of Port Moody
100 Newport Dr.
Port Moody, BC V3H 5C3

Sent via email: council@portmoody.ca

Re: City of Port Moody Report *Draft Development Cost Charges and Amenity Cost Charges Rates*

Dear Mayor and Council,

On behalf of the Homebuilders Association Vancouver (HAVAN) and our 1,100 members across Metro Vancouver, many of whom live, work and build in Port Moody, we are writing to express our deep concerns with the fee increases being proposed before Council in the March 31, 2026 report *Draft Development Cost Charges and Amenity Cost Charges Rates*.

At a time when housing delivery across our region is under significant strain, the proposed increases will further challenge project viability and housing affordability. For some housing forms, the fees **will more than double**. Even under the lower increase scenario, **fees rise by up to 60%**. And this does not incorporate, as the report acknowledges, an Inclusionary Zoning requirement into the development assumptions, which adds further cost burdens on housing development.

These increases do not happen in isolation – they are part of a larger compounding cost issue, which risks further suppression of supply and pushes costs beyond what homebuyers can afford. We have heard from our builders that the pressures of increasing fees and requirements have forced projects to be reduced in volume (which is a loss of future homes) or shelved permanently, after investing years to prepare these housing developments for current and future Port Moody residents.

Builder confidence is at historic lows. According to the Canadian Home Builders' Association Housing Market Index, builder sentiment in British Columbia has dropped to 7.5 out of 100. Nationally, the single-family index sits at 19.6 and the multi-family index at 14.7, both record lows. Nearly 7 in 10 builders report poor current sales conditions. This data confirms what we are seeing on the ground. The market is not positioned to absorb additional cost increases.

HAVAN
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We are encouraged to see some governments taking swift and positive action to slow down these worsening conditions. According to CMHC, housing starts in Vancouver have dropped in each of the past two years, and condos are going unsold at record numbers across the region.[1]

Metro Vancouver recently signaled support for freezing DCCs at the 2025 level – on which Mayor Lahti serves as a Board member -- showing the recognition of the troubling conditions facing the housing sector. While this is temporary and is still awaiting approval, cities across the region have led the way. Surrey opted to freeze their DCCs to 2023 levels last year[2], and Vancouver reduced their DCLs by 20% across the board.[3]

In this environment, additional fees do not translate into increased municipal revenue. They result in fewer projects proceeding. If housing is not built, there are no DCCs collected, no new homes delivered, and no community amenities funded – amenities which all Port Moody residents can enjoy. The City's 1% municipal assist factor remains an available tool to shift some of the cost burden from new development to the broader community.

If the City proceeds with any increases, it is essential to protect projects already in progress. Significant time, capital, and due diligence have been invested based on the cost structure in place at the time of application. Applying new fees to projects that are approved or advancing shifts the rules mid-process and risks undermining their viability. At a minimum, projects that have submitted rezoning applications should be exempt from any increases for the full lifecycle of the development, including all phases of master-planned communities.

In conclusion, we recommend the City pause these increases, while the industry gains better stability, and undertake a comprehensive financial analysis grounded in current market conditions, considering cumulative costs, and use real project data and experience. While HAVAN participates on the Port Moody Development Liaison Committee, HAVAN welcomes the opportunity to work with the City to engage directly with homebuilders to inform this work.

Thank you for your consideration.

FIPPA s. 22 Personal Privacy

Wendy McNeil
HAVAN CEO

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[1] https://www.vanplex.ca/blog/cmhc-spring-2026-housing-supply-report-vancouver
[2] https://www.surrey.ca/news-events/news/surrey-rolls-back-dccs-while-introducing-fire-protection-charges
[3] https://dailyhive.com/vancouver/vancouver-development-cost-charge-temporary-cut-new-housing-building

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March 31, 2026

Mayor and Council, City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Re: Draft Development Cost Charges and Amenity Cost Charges Rates

Dear Mayor and Council,

I am writing to express my serious concern to the proposed increases in Development Cost Charges. While we recognize the importance of infrastructure funding, the magnitude and timing of this increase ignore the practical challenges of delivering housing in the current economic climate.

The Metro Vancouver development market is currently facing its most difficult period in two decades. We are navigating a market defined by high borrowing costs, peak construction expenses, and the lowest sales volumes seen in over twenty years. In this environment, the "viability gap" for new projects has widened significantly. For a project to proceed, the anticipated market value must exceed the cumulative cost of land, materials, labor, and government fees. Even with existing rates, very few projects are viable today.

Introducing a 167% increase without any phasing or transition period creates a further barrier to providing new homes for families and places for people to work.

The City's objective to generate revenue for infrastructure relies entirely on the assumption that construction will continue. However, no revenue will be realized from a 167% increase as a project that is never built yields no revenue for the City. Rather than securing funds for growth, this policy risks a dramatic pause of new housing starts in Port Moody.

We urge Council to reconsider this move and instead work toward a rate structure that includes a more reasonable rate adjustment with a phasing-in period. A balanced approach would allow the industry to adjust to these costs without halting the delivery of the housing our region needs.

Sincerely,

FIPPA s. 22 Personal Privacy

Bruce Gibson
Vice President, Real Estate Asset Management
AP Group