



City of Port Moody Land Use Committee Agenda

April 16, 2026

7:00 pm

Parkview Room

2nd Floor, 100 Newport Drive, Port Moody

Pages

1. Call to Order

You can register as a Zoom Video Webinar participant at [this link](#).

You can view this meeting in the Parkview Room, City Hall, Second Floor, 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 *kʷikwə́łəm* (Kwkwetlem), *səlilwətał* (Tsleil-Waututh), *xʷməθkʷəyəm* (Musqueam), *Skwxwú7mesh* (Squamish), *q̓ícəy̓* (Katzie), *q'wa:n' l'ən'* (Kwantlen), *q̓iqéyt* (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 April 16, 2026, Land Use Committee meeting be adopted as circulated.

4. Adoption of Minutes

4.1 Minutes

3

Recommendation(s):

THAT the minutes of the Land Use Committee meeting held on October 6, 2025, be adopted.

5. Unfinished Business

6. New Business

6.1 112 Moray Street - Rezoning and Development Permit (CityState)

7

Presentation: Development Planner

Recommendation(s):

THAT the proposed project be endorsed as presented the report dated April 16, 2026 from the Community Development Department – Development Planning Division regarding LUC – 112 Moray Street – Rezoning and Development Permit (CityState).

OR

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

OR

THAT proposal not be endorsed as presented for the following reasons:

6.2 Official Community Plan Amendment and Rezoning - Coronation Park (Inlet District) - Wesgroup Properties

114

Presentation: Senior Planner

Recommendation(s):

THAT the proposed project be endorsed as presented the report dated April 16, 2026, from the Community Development Department – Development Planning Division regarding LUC – Official Community Plan Amendment and Rezoning – Coronation Park (Inlet District) – Wesgroup Properties.

OR

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

OR

THAT proposal not be endorsed as presented for the following reasons:

7. Information

7.1 Staff Updates

7.2 Chair Updates

8. Adjournment



City of Port Moody Land Use Committee Minutes

**Brovoid Room
October 6, 2025
at 7:01 pm**

Present: Councillor D. Dillworth, Chair
Councillor S. Agtarap, Vice-Chair (arrived at 7:06pm)
Jacob Edenloff
Rebecca Gunderson
Jeremy Hardern
Sean Ogilvie
Jeffrey McLellan
Tracey Schaeffer
Dan Tao
Stirling Ward
Sarah Wellman

Absent: Amanda Welsh

In Attendance: Shareen Chin – Social Planner
Mary De Paoli – Manager of Policy Planning
Janis Knaupp – Legislative Services Coordinator
Liam McLellan – Senior Social Planner
Ellen Molloy – Planning Analyst
Suzanne Smith – General Manager of Community Development

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

LUC25/010

THAT the agenda of the October 6, 2025, Land Use Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

LUC25/011

THAT the on-table replacement minutes of the Land Use Committee meeting held on September 8, 2025, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

Vice-Chair Agtarap arrived at the meeting at this point.

6.1 Draft Port Moody 2050 - Official Community Plan Update

Staff presented the Committee with an on-table presentation titled “Draft *Port Moody 2050* Official Community Plan Update” highlighting changes driving major updates to the Plan.

The Committee offered comments as follows:

- small-scale multi-unit housing (SSMUH) driven by Bill 44 is being impacted by current market challenges, and the need to protect family-sized housing;
- staff have undertaken an extensive amount of consultation, and Council will revisit the OCP every 5 years and can respond to changing needs;
- some public concerns cannot be met where driven by provincial policy;
- regarding the South of St. Johns Street Special Study Area (SSA):
 - the need for traffic calming;
 - differences between the western portion and the majority of the SSA which falls within the Transit Oriented Area (TOA);
 - lack of park space;
 - need to consider sensitive transitions between areas of different permitted heights and densities, particularly in TOA areas;
 - Council consideration at the September 15, 2025, Special Council Standing Committee related to the removal (from the SSA) of properties on the South side of Dewdney Trunk Rd., and the request to keep the current land use designation for the School District 43 site;
- At UBCM, Council advocated for provincial changes in housing policy;
- regarding Murray St. Industrial SSA:
 - the need for functional industrial lands;

- support to revert industrial land use designation;
- expanding light industrial uses to increase employment opportunities;
- expanding industrial designated areas North of Clarke St. between the Barnet Hwy and 2300 block of Clarke St.;
- including “Mixed-Employment” land use designation for properties covered by the SSA;
- the need for access to bathrooms in public parks;
- desire to see the Burrard Thermal Site utilized (staff indicated the site is being deconstructed and remediated); and
- additional amenity and park spaces in the Seaview Neighbourhood.

In response to questions, staff informed the Committee about:

- the 2050 timeline aligning with *Metro 2050* and *Transport 2050*;
- any portion of a parcel within a TOA will have the density requirements applied to the entire parcel;
- new provincial rules apply for redevelopment applications for SSMUH housing, and how existing policy applies to SSMUH housing;
- lack of fire suppression or police service limits consideration of a development permit in affected areas;
- consultation and engagement listed on the *Engage Port Moody* website;
- a general interest in the region to protect existing industrial land; and
- consideration of how changes in land use designations put pressure on adjacent properties over the long-term.

LUC25/012

That staff be recognized for their contributions to the development of the Draft *Port Moody 2050* Official Community Plan Update.

Moved, seconded, and CARRIED

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 9:00pm.

Councillor Diana Dilworth, Chair

J. Knaupp, Legislative Services
Coordinator

DRAFT



City of Port Moody

Report to Land Use Committee

Date: April 16, 2026
 Submitted by: Community Development Department – Development Planning Division
 Subject: 112 Moray Street – Rezoning and Development Permit (CityState)

Purpose:

To present to the Land Use Committee (LUC) a rezoning and development permit application for a 24-unit townhouse development at 112 Moray Street.

Resolution Options

The following resolutions are available for Land Use Committee consideration:

THAT the proposed project be endorsed as presented the report dated April 16, 2026 from the Community Development Department – Development Planning Division regarding 112 Moray Street – Rezoning and Development Permit (CityState).

OR

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

OR

THAT proposal not be endorsed as presented for the following reasons:

Applicant:

CityState Consulting Group

Property Description:

The subject property is located at 112 Moray Street and is bounded by Moray Street and Flinn Court (**Attachment 1**). It consists of one lot which is approximately 3,948m² (0.98 acres) in size and slopes downwards from south to north with an elevation change of 7m (23ft). The lot is currently vacant. Previously, it contained the Nielsen Residence, a wood-frame cottage constructed in approximately 1933 and listed in the City of Port Moody's Heritage Register. The City and the applicant were previously working on a Heritage Revitalization Agreement on the subject property from 2021 until 2024, which would have restored the building. However, the proposed development was ultimately withdrawn and closed in April 2025. In October 2025, the City received a demolition permit for the residence, and due to the poor condition of the building,

it was demolished in January 2026. At this time, significant tree canopy had covered the property. However, prior to submitting the current development application in February 2026, the property owner removed almost all the trees on the site.

Land Use Policy:

Official Community Plan (OCP)

The subject property is designated Single Family Low Density in the City's current OCP (**Attachment 2**). This designation is intended to accommodate the development of single-family homes with the option for a secondary suite. However, the property is also subject to Bill 47 (2023) – Transit Oriented Areas (TOA), the provincial mandate to establish higher densities around rapid transit. This property is within 800m of the Inlet Centre SkyTrain station placing it in the third tier, allowing density of up to eight storeys or 3.0 Floor Area Ratio (FAR). The TOA densities supersede the OCP's residential density designations within the TOA, and as such, an OCP amendment is not required.

The Port Moody 2050 draft OCP designates the subject property as Multi Residential – 3 Storey, which is intended to support ground-oriented townhouses up to 3 storeys.

The subject property is also within two Development Permit Areas (DPAs):

- DPA1 – Neighbourhood Residential for form and character; and
- DPA5 – Hazardous Lands due to potential for soil liquefaction

Zoning

The subject property is zoned Single Detached Residential (RS1) (**Attachment 3**).

Neighbourhood Context:

The following land uses are adjacent to the subject property:

- **North:** General Commercial (C3) zoned lot that contains a Shoppers Drug Mart with a parking lot.
- **South:** Single family homes zoned Single Detached Residential (RS1) clustered around Flinn Court.
- **East:** Single family homes zoned RS1.
- **West:** Medium Density Townhouse Residential (RM4) zoned lot with a 52-unit townhouse development .

Proposal:

The applicant is proposing to rezone the site from RS1 to RM4 to facilitate a 24-unit townhouse development. Four buildings are proposed with a maximum height of three storeys (Building A, Building B, Building C, and Building D). Additional details of the proposal are as follows:

- 14 three-bedroom units and seven four-bedroom units;
- Outdoor amenity space approximately 132m² (1420ft²) in size;
- 37 new trees proposed; and
- 51 vehicular parking spaces (including 2 visitor parking and one accessible parking space).

Due to the steep and varied grades on site, the development will require an expansive retaining wall approximately 4.28m (14ft) tall along the north property line. A variance to height for

Building C and Building D are also required which are located along the northern property line, abutting the Shoppers Drug Mart. The variances required are approximately 20.3% for Building C and 31.7% for Building D as referenced in the table below.

Building	RM4 Zone Height	Proposed Height	% Variance
Building A	3 storeys and 10.5m	9.95m	N/A
Building B		9.22m	N/A
Building C		12.63m	20.3%
Building D		13.83m	31.7%

The architectural drawings and landscape plans are provided in **Attachment 4** and **Attachment 5** respectively. An Application Fact Sheet is included as **Attachment 6**.

Items for Further Review:

Urban Design and Architecture

The subject property is located within Development Permit Area 1 – Neighbourhood Residential, as such, the property will be subject to a form and character review. As part of this process, the design elements and architecture of the project will be reviewed by the City’s architect and landscape architect consultants before being presented to Council for consideration.

Pedestrian Access and Traffic

The submitted plans indicate limited pedestrian connectivity from Flinn Court, and no direct connectivity from the proposed development to Moray Street. While the applicant indicated that the site itself is approximately 55m (180ft) from the nearest eastbound bus stop, in practice, residents would be required to walk approximately 250m (820ft) to reach the bus stop, unless access is provided to Moray Street.

The proposal also indicates that a dog run is provided in the north side yard setback, however it remains unclear how residents can gain access to it.

The applicant submitted a traffic and parking study as part of their application. In reviewing the application, Engineering staff noted that the study used 2021 data from the COVID-19 pandemic. An updated Traffic Impact Assessment and Transportation Demand Management plan will be required for the proposal.

Sustainability Report Card

The submitted Sustainability Report Card (SRC) for multi-family development is included as **Attachment 7**. The SRC has been graded and will be provided to the applicant for their consideration. Some of the lower scores were attained because the applicant did not complete some questions (ex: social sustainability). The applicant also scored lower in environmental sustainability because the applicant removed nearly all trees prior to submitting the application. As the application progresses, the SRC will be revised and re-graded accordingly. A summary of the scores can be seen in the table below.

Pillar	Max. Achievable Score	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	33	11	25%
Economic Sustainability	30	17	10	37%
Environmental Sustainability	178	117.5	35.5	23%
Social Sustainability	165	114	20	18%
Overall Sustainability Score	429	281.5	76.5	18%

Art in Public Spaces Policy.

The City's Art in Public Spaces Policy encourages voluntary contributions towards public art for any development. The policy recommends that developers contribute 0.6% of the project's construction value towards art in the City, which the applicant identified as \$74,886.59.

Concluding Comments:

The proposed development to rezone the subject property from RS1 to RM4 can be supported from a land use perspective. City staff are still reviewing the application, and the proposal has been submitted to external reviewers for architecture and urban design, landscape architecture, building energy and sustainability, and accessibility and inclusion. Staff will work with the applicant to address the items that are under review. While the 24-unit townhouse development is under the TOA's density entitlement, it is a balanced middle ground between the TOA density entitlement of up to eight storeys and the OCP's Single Family-Low density, and provides for ground-oriented family housing.

Attachment(s)

1. Location Map
2. OCP Land Use Map
3. Zoning Map
4. Architectural Drawing Package
5. Landscape Plans
6. Application Fact Sheet
7. Sustainability Report Card (Multi-Family)

Report Author

Sarah Bercu, MCIP, RPP
Development Planner

Report Approval Details

Document Title:	LUC - 112 Moray Street - Rezoning and Development Permit (CityState).docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Location Map.pdf - Attachment 2 - OCP Land Use Map.pdf - Attachment 3 - Zoning Map.pdf - Attachment 4 - Architectural Drawing Package.pdf - Attachment 5 - Landscape Plans.pdf - Attachment 6 - Application Fact Sheet.pdf - Attachment 7 - Sustainability Report Card (Multi-Family).pdf
Final Approval Date:	Apr 9, 2026

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

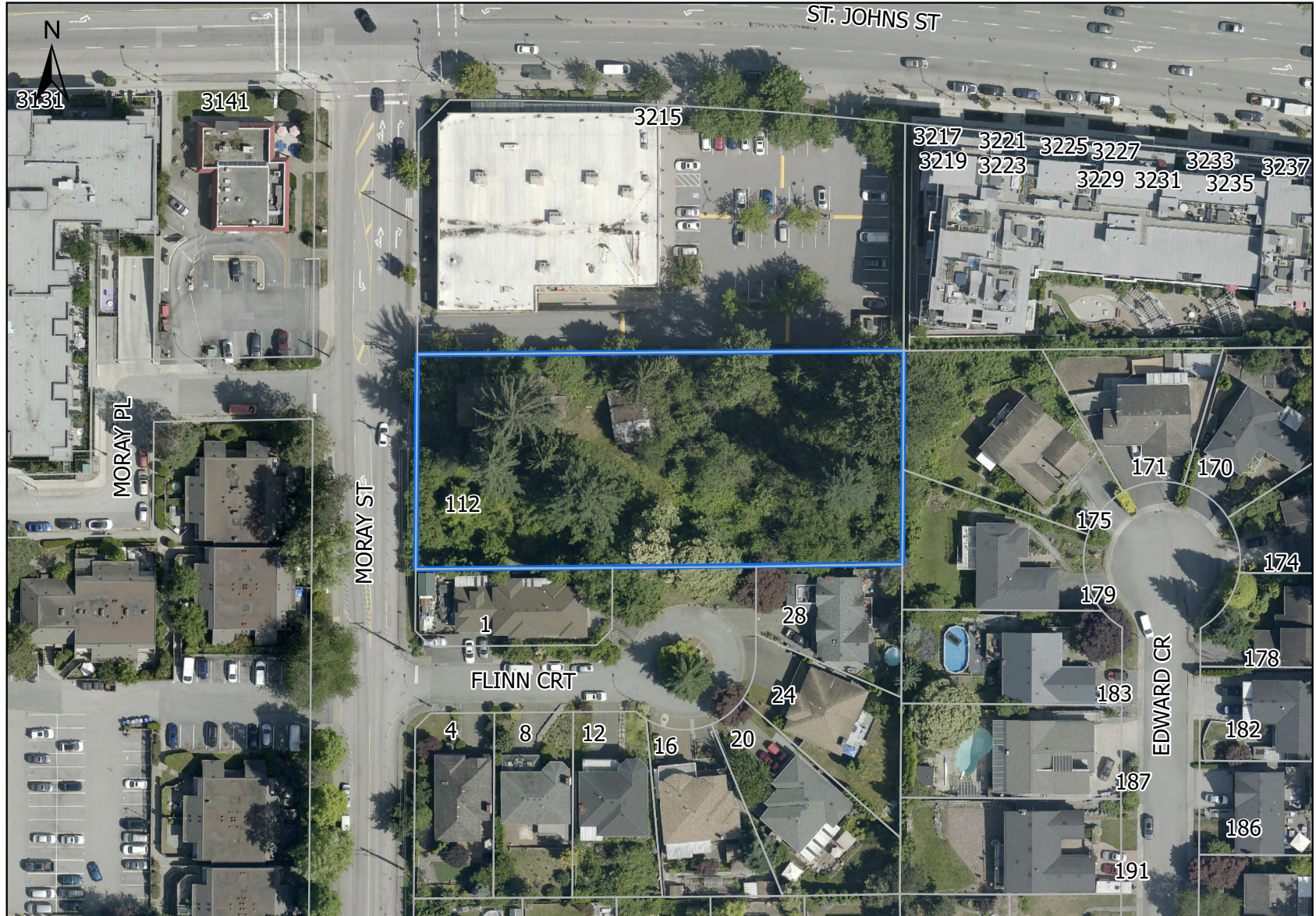
Wesley Woo, Manager of Development Planning - Apr 8, 2026

Lindsay Todd, Manager of Communications and Engagement - Apr 8, 2026

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 9, 2026

LOCATION MAP - 112 Moray Street

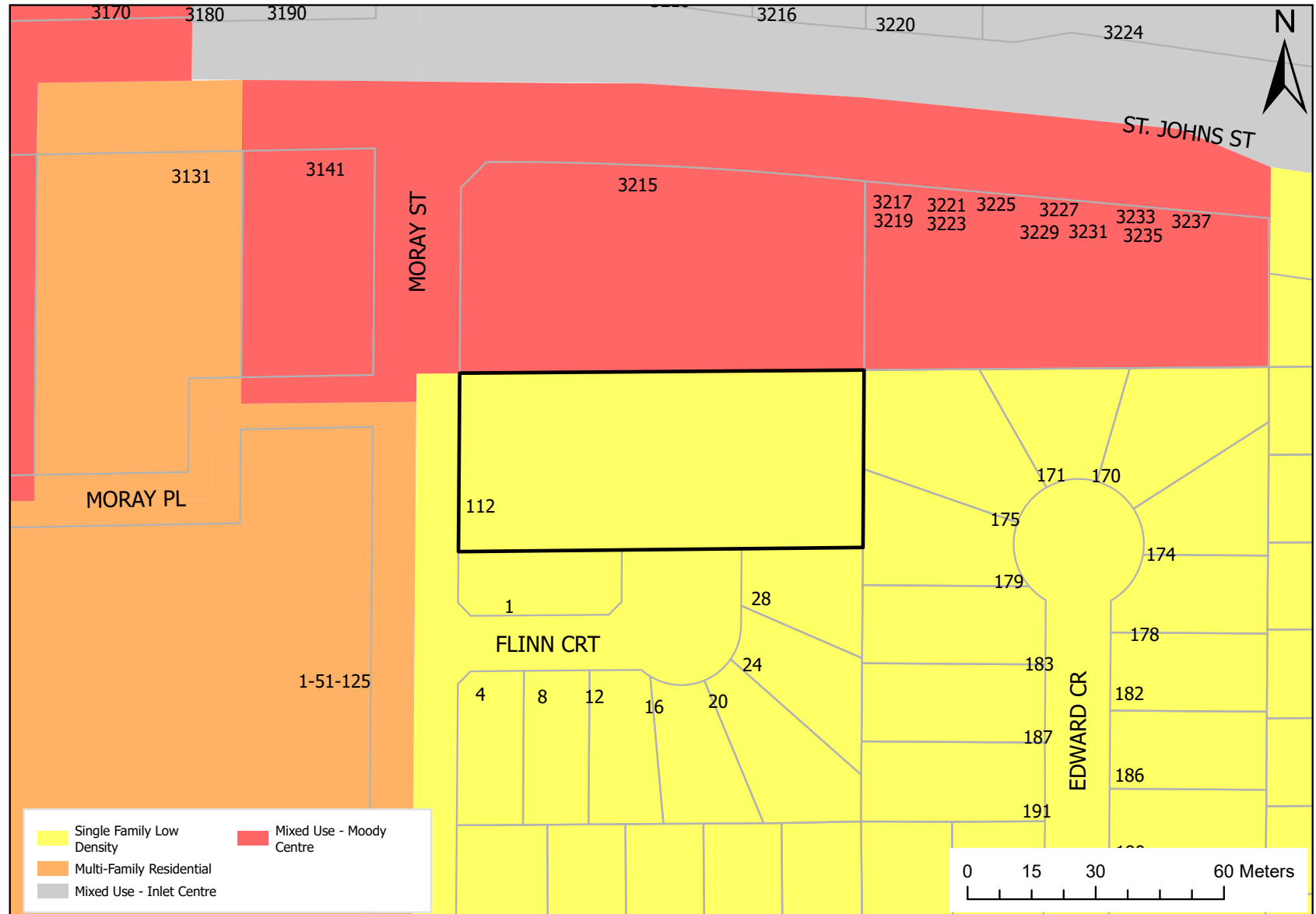
 SUBJECT PROPERTY



0 12.5 25 50 Meters

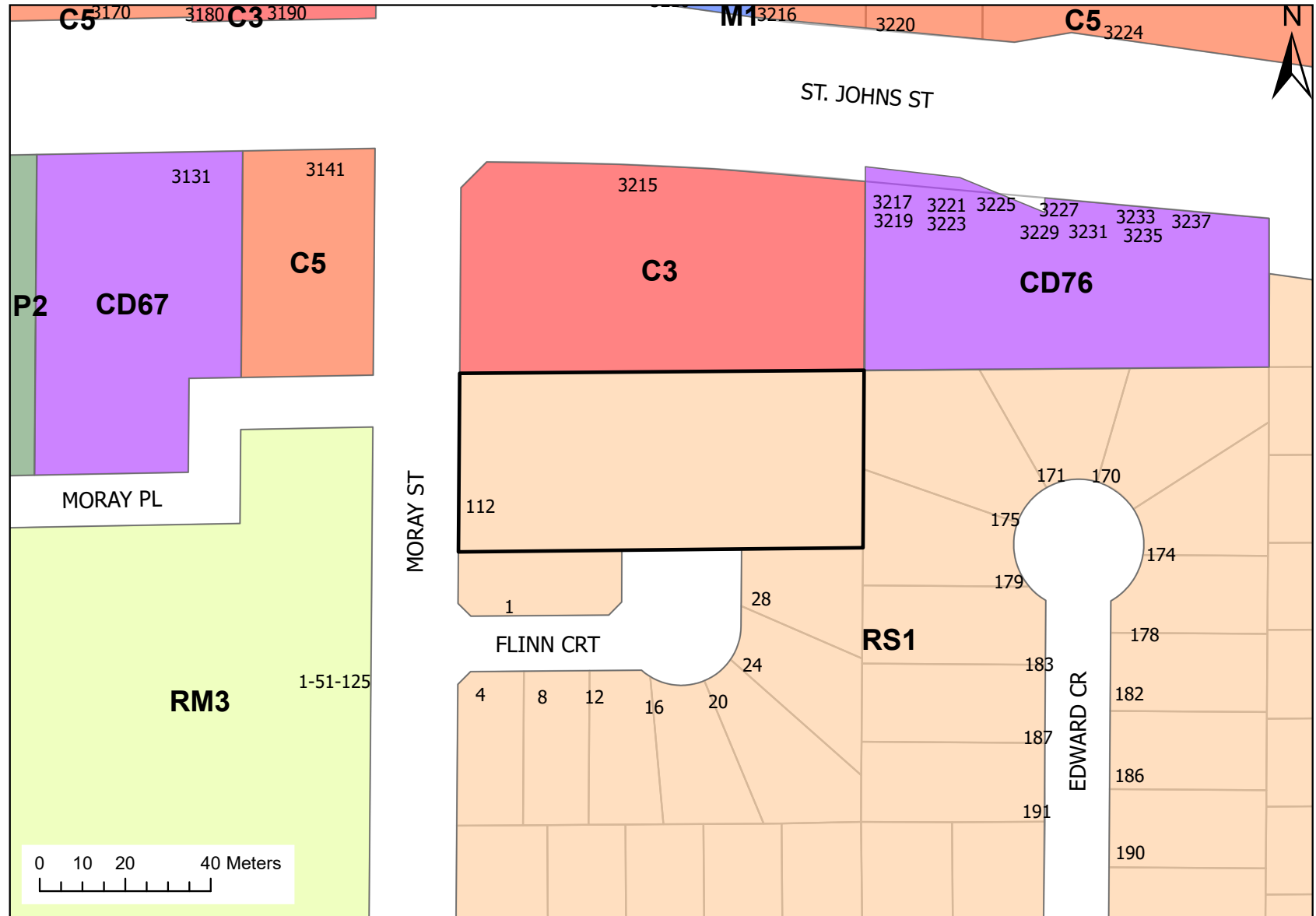
OCP Land Use Designations- 112 Moray Street

 **SUBJECT PROPERTY**



ZONING MAP - 112 Moray Street

 SUBJECT PROPERTY



REZONING & DEVELOPMENT PERMIT FOR:

112 MORAY STREET

PORT MOODY, BC

VICINITY PLAN



FOR ILLUSTRATION ONLY

PROJECT CONTACTS

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SHEET LIST

- A01 PROJECT STATISTICS & CONTACTS
- A02 CONTEXT PLAN
- A03 SITE PLAN
- A04 LOT COVERAGE & GRADING PLAN
- A05 STREETS/SCAPES & PERSPECTIVE VIEWS
- A06 UNIT TYPE N1
- A06.N2 UNIT TYPE N2
- A06.N3 UNIT TYPE N3
- A06.N4 UNIT TYPE N4
- A06.S1 UNIT TYPE S1
- A06.S2 UNIT TYPE S2
- A06.S3 UNIT TYPE S3
- A06.S4 UNIT TYPE S4
- A06.S5 UNIT TYPE S5
- A06.S6 UNIT TYPE S6
- A11 FLOOR PLANS - BUILDING A - FLOOR PLANS
- A12 FLOOR PLANS - BUILDING B - FLOOR PLANS
- A13 FLOOR PLANS - BUILDING D - FLOOR PLANS
- A14 FLOOR PLANS - BUILDING C - FLOOR PLANS
- A15 ELEVATIONS - BUILDING A
- A22 ELEVATIONS - BUILDING B
- A23 ELEVATIONS - BUILDING C
- A24 ELEVATIONS - BUILDING D
- A25 BUILDING SECTIONS
- A26 SITE CROSS SECTIONS

DEVELOPMENT SUMMARY - 24 Residential Units

LOT DIMENSIONS

	Required (min.)	Proposed
LOT AREA	17,222.3 m ²	1,600.0 m ²
STREETS/SCAPES & PERSPECTIVE VIEWS	42,495.1 m ²	3,947.9 m ²
LOT WIDTH	131.23 m	40.00 m
		136.80 m
		41.73 m

ZONING

	Existing	Proposed
112 MORAY STREET	R51	R54

SETBACKS

	Required (min.)	Provided
FRONT (WEST)	13.1 m	4.00 m
FRONT (EAST)	6.6 m	2.00 m
SIDE (NORTH)	6.6 m	2.00 m
SIDE (SOUTH)	6.6 m	2.00 m

LOT COVERAGE

	Required (max.)	Provided
BLDG A	3,960.0 m ²	367.9 m ²
BLDG B	3,960.0 m ²	366.1 m ²
BLDG C	4,479.0 m ²	416.2 m ²
BLDG D	4,207.0 m ²	395.0 m ²
TOTAL AREA	16,306.0 m²	1,578.2 m²
TOTAL %	48.3%	28.1%

DENSITY

	Required (max.)	Provided
BLDG A	9,557.4 m ²	887.9 m ²
BLDG B	9,557.4 m ²	886.1 m ²
BLDG C	11,052.0 m ²	1,026.0 m ²
BLDG D	10,261.5 m ²	953.3 m ²
TOTAL GFA	42,488.3 m²	3,947.9 m²
TOTAL FAR	1.00	0.95

UNIT SUMMARY

BLDG	UNIT Count	UNIT #	Type	Bedrooms	Gross Floor Area	Parking Configuration	
BLDG A	6 UNITS	Unit 1	Type S1	3	1,552.9 m ²	148.0 m ² Side x Side	
		Unit 2	Type S2	3	1,552.9 m ²	148.0 m ² Side x Side	
		Unit 3	Type S2	3	1,552.9 m ²	148.0 m ² Side x Side	
		Unit 4	Type S2	3	1,552.9 m ²	148.0 m ² Side x Side	
		Unit 5	Type S2	3	1,552.9 m ²	148.0 m ² Side x Side	
BLDG B	6 UNITS	Unit 6	Type S3	3	1,562.9 m ²	148.0 m ² Side x Side	
		Unit 7	Type S4	3	1,588.6 m ²	147.7 m ² Side x Side	
		Unit 8	Type S5	3	1,588.6 m ²	147.7 m ² Side x Side	
		Unit 9	Type S5	3	1,588.6 m ²	147.7 m ² Side x Side	
		Unit 10	Type S5	3	1,588.6 m ²	147.7 m ² Side x Side	
BLDG C	6 UNITS	Unit 11	Type S5	3	1,588.6 m ²	147.7 m ² Side x Side	
		Unit 12	Type S6	4	1,588.6 m ²	147.7 m ² Side x Side	
		Unit 13	Type N1	4	1,970.6 m ²	183.1 m ² Side x Side	
		Unit 14	Type N2	4	1,970.6 m ²	183.1 m ² Side x Side	
		Unit 15	Type N3	3	1,573.0 m ²	148.2 m ² Tandem	
BLDG D	6 UNITS	Unit 16	Type N4	3	1,587.0 m ²	148.2 m ² Tandem	
		Unit 17	Type N2	4	1,970.6 m ²	183.1 m ² Side x Side	
		Unit 18	Type N1	4	1,970.6 m ²	183.1 m ² Side x Side	
		Unit 19	Type N1	4	1,970.6 m ²	183.1 m ² Side x Side	
		Unit 20	Type N3	3	1,573.0 m ²	148.2 m ² Tandem	
BLDG D	6 UNITS	Unit 21	Type N4	3	1,588.7 m ²	147.4 m ² Tandem	
		Unit 22	Type N3	3	1,562.9 m ²	148.2 m ² Tandem	
		Unit 23	Type N4	3	1,597.0 m ²	148.2 m ² Tandem	
		Unit 24	Type N1	4	1,970.6 m ²	183.1 m ² Side x Side	
TOTAL	24 UNITS			79 BEDRMS	48,488.9 m²	3,754.1 m²	18 SxS, 6 Tandem

BUILDING HEIGHT

	Required (max.)	Provided
BLDG A	34.4 m	10.50 m
BLDG B	34.4 m	10.50 m
BLDG C	34.4 m	10.50 m
BLDG D	34.4 m	10.50 m

PARKING

RESIDENT	Required	Provided
Side x Side	48 spaces	75%
Tandem	36 spaces	25%
	Max. 75%	12 spaces
VISITOR	8 spaces	
Garage	1 space	0%
Accessible	1 space	0%
TOTAL	51 spaces	
BICYCLE SPACES (long-term)	48 spaces	
BICYCLE SPACES (short-term)	N/A	3 spaces

AMENITY AREAS

	Required (min.)	Provided
COMMON AREA	1,281.7 m ²	1,426.3 m ²
	120.0 m ²	152.3 m ²

WASTE STORAGE

	Required (min.)	Provided
COMMON ENCLOSURE	213.8 m ²	19.9 m ²
	215.3 m ²	20.0 m ²

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REVISIONS

No.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2025.02.05
2	ISSUE FOR PERMIT	2025.02.05
3	ISSUE FOR PERMIT	2025.02.05
4	ISSUE FOR PERMIT	2025.02.05
5	ISSUE FOR PERMIT	2025.02.05
6	ISSUE FOR PERMIT	2025.02.05
7	ISSUE FOR PERMIT	2025.02.05
8	ISSUE FOR PERMIT	2025.02.05
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10	ISSUE FOR PERMIT	2025.02.05
11	ISSUE FOR PERMIT	2025.02.05
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23	ISSUE FOR PERMIT	2025.02.05
24	ISSUE FOR PERMIT	2025.02.05
25	ISSUE FOR PERMIT	2025.02.05
26	ISSUE FOR PERMIT	2025.02.05
27	ISSUE FOR PERMIT	2025.02.05
28	ISSUE FOR PERMIT	2025.02.05
29	ISSUE FOR PERMIT	2025.02.05
30	ISSUE FOR PERMIT	2025.02.05

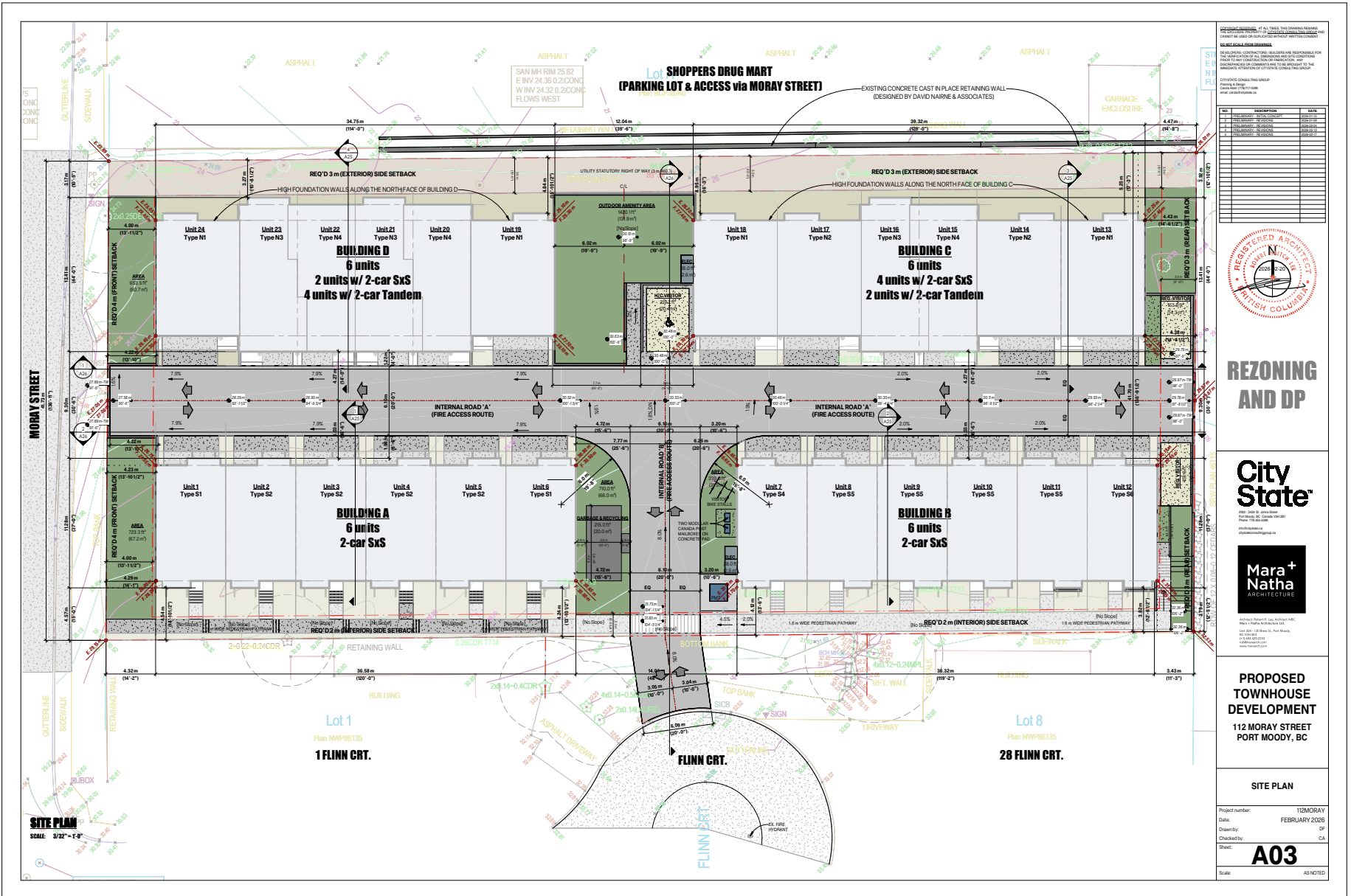
REZONING AND DP

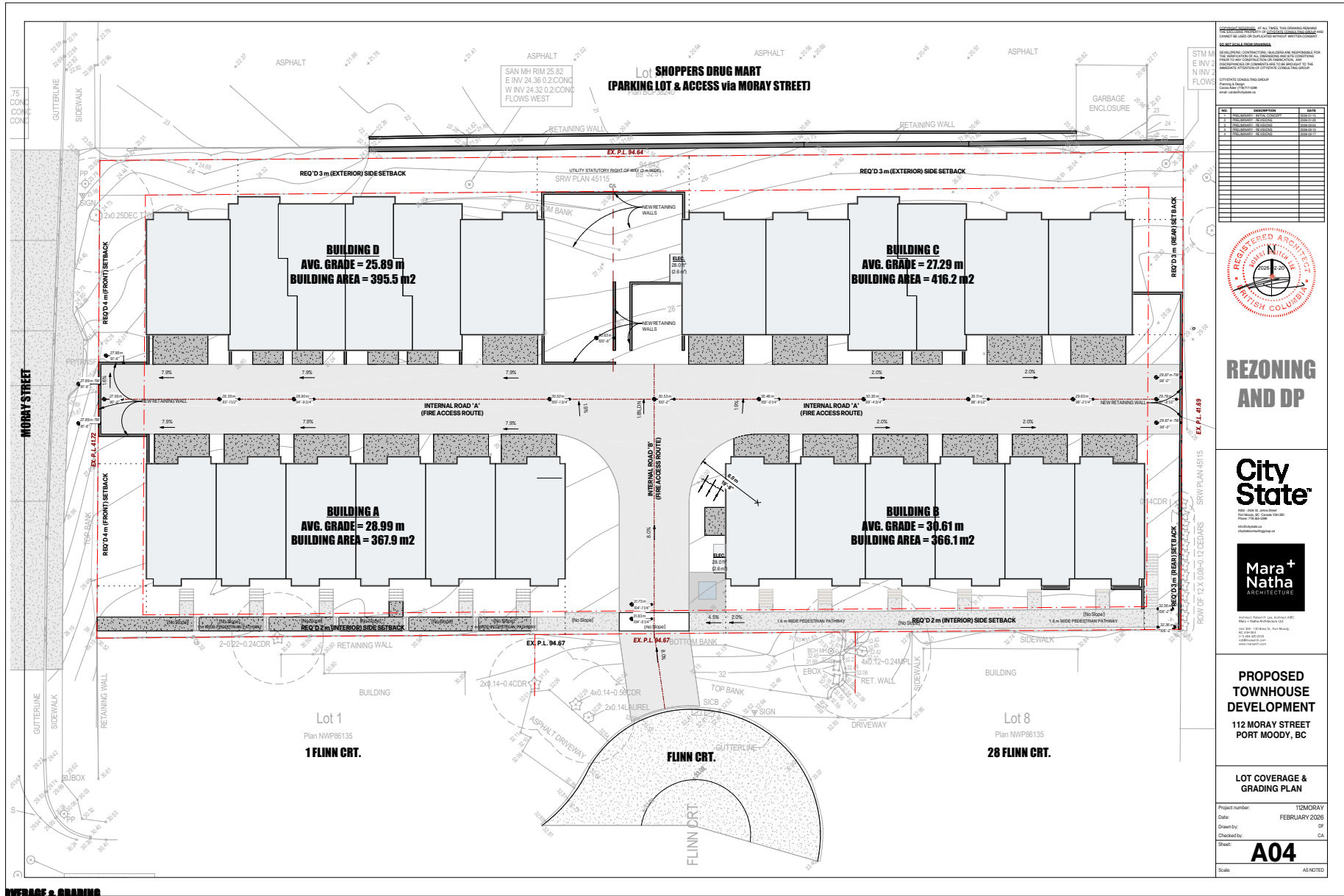


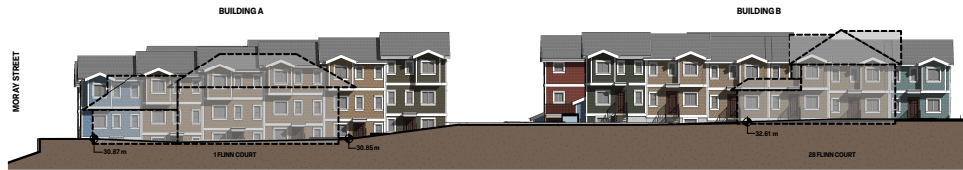
PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

PROJECT STATISTICS & CONTACTS

Project number: 112MORAY
Date: FEBRUARY 2025
Created by: GCF
Checked by: CA
Sheet: **A01**
Scale: AS NOTED







FLINN COURT STREETSCAPE

SCALE: 1:200

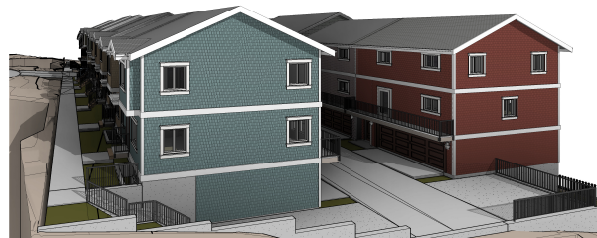


ST. JOHNS STREET STREETSCAPE

SCALE: 1:200



PERSPECTIVE VIEW FROM NORTHWEST



PERSPECTIVE VIEW FROM EAST

SCALE:

PROPOSED DEVELOPMENT OF ALL TOWNHouses SHOWN HEREIN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PORT MOODY CITY COUNCIL AND THE PORT MOODY CITY ENGINEER.

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CITY OF PORT MOODY TOWN GROUP
 Project: 112 MORAY ST
 Date: 2025-02-06
 Scale: AS NOTED

NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	2025-02-06
2	ISSUED FOR PERMITS	2025-02-06
3	ISSUED FOR PERMITS	2025-02-06
4	ISSUED FOR PERMITS	2025-02-06
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18	ISSUED FOR PERMITS	2025-02-06
19	ISSUED FOR PERMITS	2025-02-06
20	ISSUED FOR PERMITS	2025-02-06

REZONING AND DP

City State

112 MORAY ST, PORT MOODY, BC
 V6L 2G9
 TEL: 604.273.8888
 WWW.CITYSTATEBC.COM

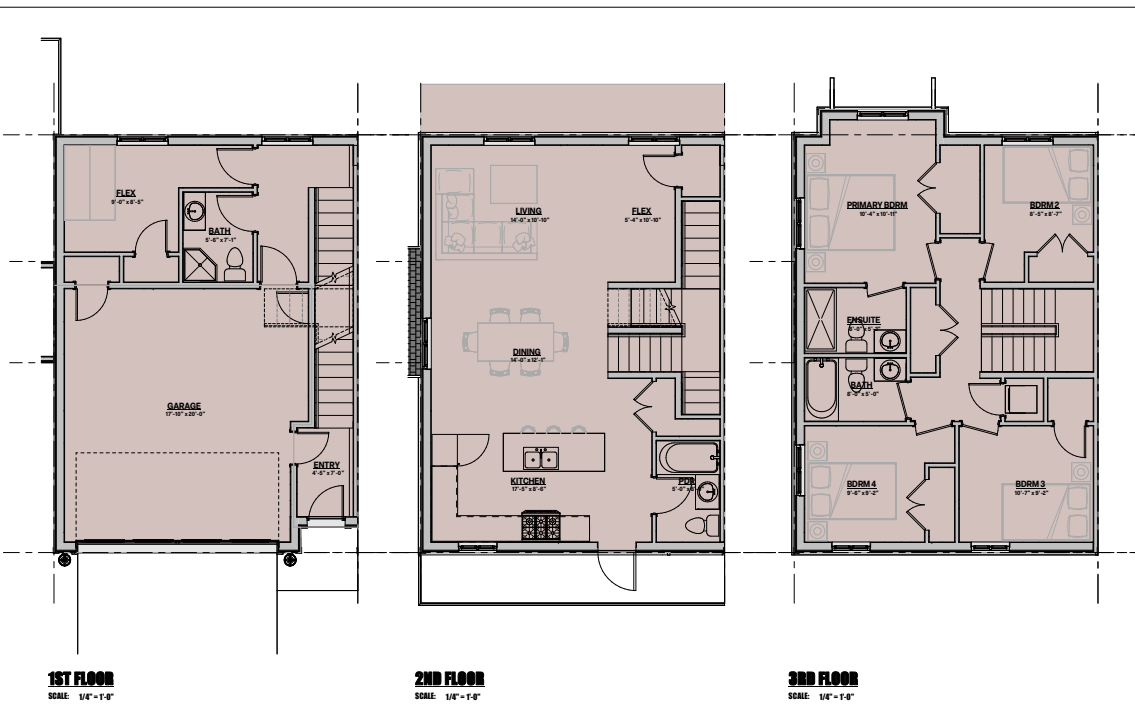
Mara + Natha
 ARCHITECTURE

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PROPOSED TOWNHOUSE DEVELOPMENT
 112 MORAY STREET
 PORT MOODY, BC

STREETSCAPES & PERSPECTIVE VIEWS

Project number: 112MORAY
 Date: FEBRUARY 2025
 Created by: GFC
 Checked by: CA
 Sheet: **A05**
 Scale: AS NOTED



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

2ND FLOOR
SCALE: 1/8" = 1'-0"

3RD FLOOR
SCALE: 1/8" = 1'-0"

Unit		Type N1	
Total Floor Area	3rd Floor	812.0 ft ²	75.4 m ²
	2nd Floor	792.0 ft ²	73.6 m ²
	1st Floor	366.6 ft ²	34.1 m ²
	Garage	416.4 ft ²	38.7 m ²
	Total (incl. garage)	2,387.0 ft²	221.8 m²
Gross Floor Area	Total (excl. garage)	1,970.6 ft ²	183.1 m ²
Private Outdoor Area	Deck / Balcony	96.0 ft ²	8.9 m ²
	Porch	25.8 ft ²	2.4 m ²
	Yard / Garden	0.0 ft ²	0.0 m ²
	Total	121.8 ft²	11.3 m²
	Bedrooms	4	
	Bathrooms	4	
	Lot Coverage	783.0 ft ²	72.7 m ²

- ▶ **UNIT TYPE N1**
- UNIT TYPE N2
- UNIT TYPE N3
- UNIT TYPE N4
- UNIT TYPE S1
- UNIT TYPE S2
- UNIT TYPE S3
- UNIT TYPE S4
- UNIT TYPE S5
- UNIT TYPE S6

PROPOSED DEVELOPMENT OF ALL TOWNHOUSE UNITS SHALL BE CONSIDERED AS ONE DEVELOPMENT FOR THE PURPOSES OF THE ZONING AND DP REGULATIONS AND THE REGULATIONS OF THE CITY OF PORT MOODY, BC.

UNIT TYPE N1

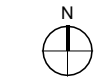
CITY OF PORT MOODY GROUP

Project No: 2024-001

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

Date: 2024-01-15

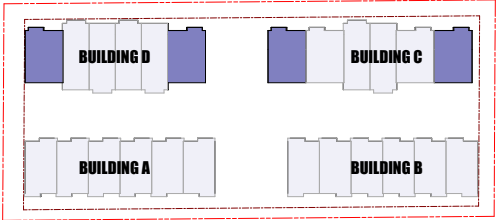
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REZONING AND DP

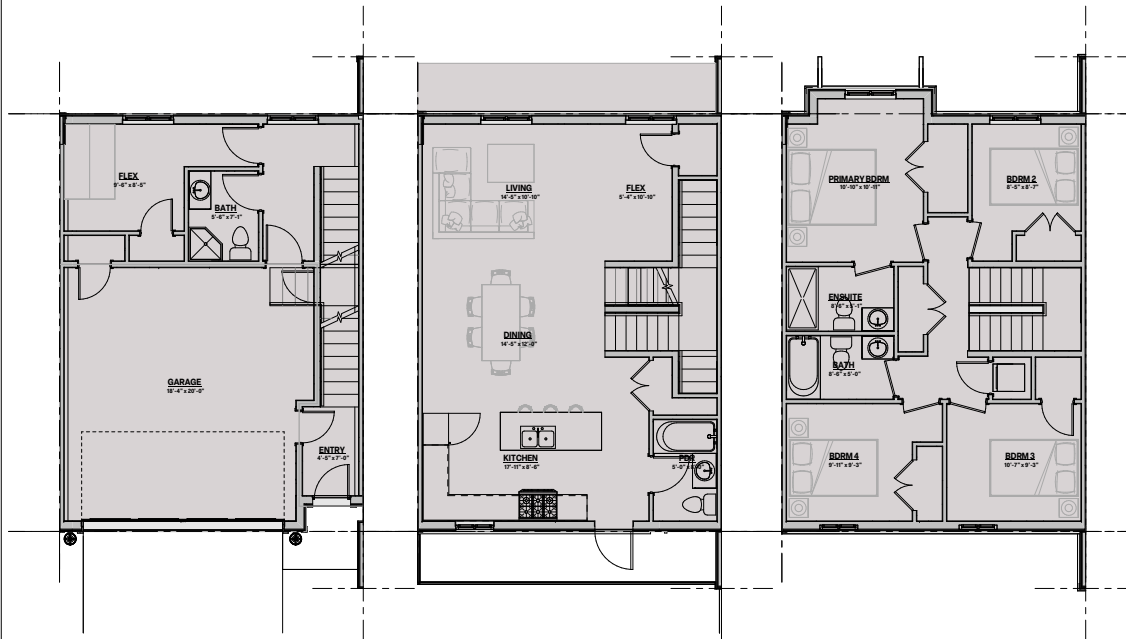


PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC



UNIT TYPE N1

Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: GF
Checked by: CA
Sheet: **A10.N1**
Scale: AS NOTED



1ST FLOOR
SCALE: 1/4" = 1'-0"

2ND FLOOR
SCALE: 1/4" = 1'-0"

3RD FLOOR
SCALE: 1/4" = 1'-0"

Unit		Type N2	
	3rd Floor	812.0 ft ²	75.4 m ²
	2nd Floor	792.0 ft ²	73.6 m ²
Total Floor Area	1st Floor	366.6 ft ²	34.1 m ²
	Garage	416.4 ft ²	38.7 m ²
	Total (incl. garage)	2,387.0 ft²	221.8 m²
Gross Floor Area	Total (excl. garage)	1,970.6 ft²	183.1 m²
Private Outdoor Area	Deck / Balcony	94.2 ft ²	8.8 m ²
	Porch	25.8 ft ²	2.4 m ²
	Yard / Garden	0.0 ft ²	0.0 m ²
	Total	120.0 ft²	11.1 m²
	Bedrooms	4	
	Bathrooms	4	
	Lot Coverage	783.0 ft²	72.7 m²

- UNIT TYPE N1
- ▶ UNIT TYPE N2
- UNIT TYPE N3
- UNIT TYPE N4
- UNIT TYPE S1
- UNIT TYPE S2
- UNIT TYPE S3
- UNIT TYPE S4
- UNIT TYPE S5
- UNIT TYPE S6

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/22/2025
2	REVISIONS TO PERMITS	02/22/2025
3	REVISIONS TO PERMITS	02/22/2025
4	REVISIONS TO PERMITS	02/22/2025
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8	REVISIONS TO PERMITS	02/22/2025
9	REVISIONS TO PERMITS	02/22/2025
10	REVISIONS TO PERMITS	02/22/2025

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REZONING AND DP

City State
ARCHITECTURE

112 MORAY STREET
PORT MOODY, BC
V3H 4R2
TEL: 604.273.8888
WWW.CITYSTATEARCHITECTURE.COM

Mara+ Natha
ARCHITECTURE

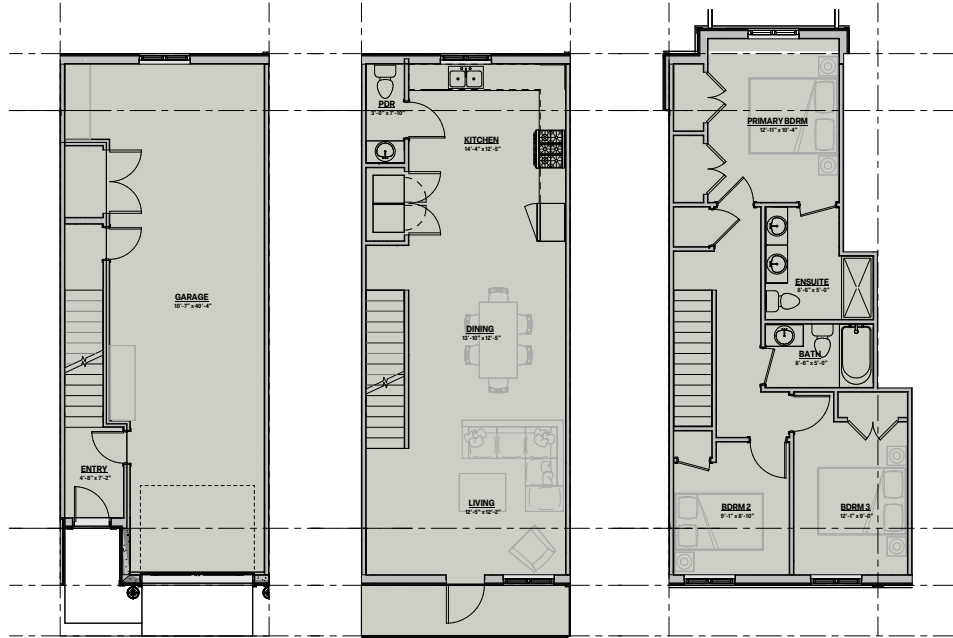
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V3H 4R2
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WWW.MARANATHAARCHITECTURE.COM



PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

UNIT TYPE N2

Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: GF
Checked by: CA
Sheet: **A10.N2**
Scale: AS NOTED



1ST FLOOR
SCALE: 1/4" = 1'-0"

2ND FLOOR
SCALE: 1/4" = 1'-0"

3RD FLOOR
SCALE: 1/4" = 1'-0"

Unit		Type N3	
Total Floor Area	3rd Floor	697.1 ft ²	64.8 m ²
	2nd Floor	697.1 ft ²	64.8 m ²
	1st Floor	124.5 ft ²	11.6 m ²
	Garage	549.3 ft ²	51.0 m ²
	Total (incl. garage)	2,068.0 ft²	192.1 m²
Gross Floor Area	Total (excl. garage)	1,573.0 ft ²	146.1 m ²
	Deck / Balcony	66.0 ft ²	6.1 m ²
Private Outdoor Area	Porch	37.7 ft ²	3.5 m ²
	Yard / Garden	0.0 ft ²	0.0 m ²
	Total	103.7 ft²	9.6 m²
	Bedrooms	3	
Bathrooms	3		
Lot Coverage	673.8 ft ²	62.6 m ²	

- UNIT TYPE N1
- UNIT TYPE N2
- ▶ UNIT TYPE N3
- UNIT TYPE N4
- UNIT TYPE S1
- UNIT TYPE S2
- UNIT TYPE S3
- UNIT TYPE S4
- UNIT TYPE S5
- UNIT TYPE S6

UNIT TYPE N1

UNIT TYPE N2

UNIT TYPE N3

UNIT TYPE N4

UNIT TYPE S1

UNIT TYPE S2

UNIT TYPE S3

UNIT TYPE S4

UNIT TYPE S5

UNIT TYPE S6



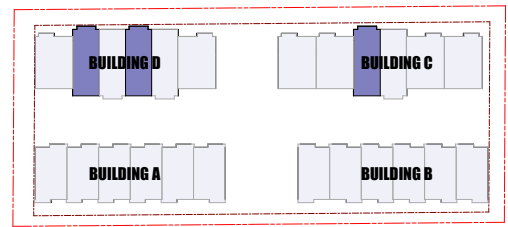
REZONING AND DP

City State

112 MORAY STREET, PORT MOODY, BC
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www.citystate.ca

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ARCHITECTURE

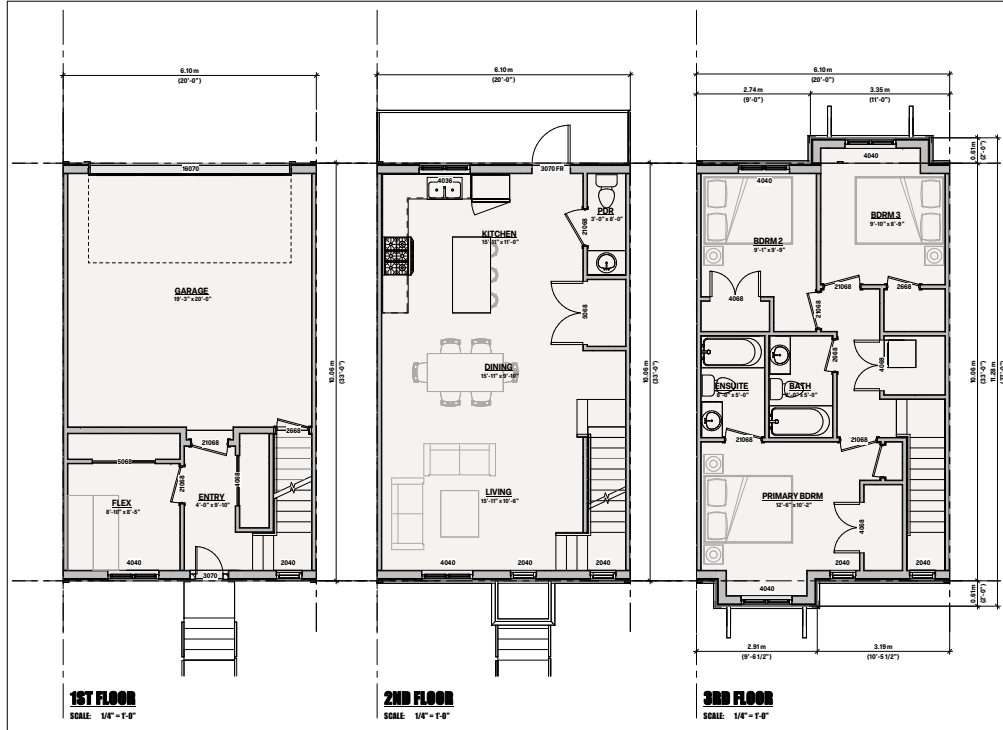
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www.maratharch.com



PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

UNIT TYPE N3

Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: CF
Checked by: CA
Sheet: **A10.N3**
Scale: AS NOTED



1ST FLOOR
SCALE: 1/4" = 1'-0"

2ND FLOOR
SCALE: 1/4" = 1'-0"

3RD FLOOR
SCALE: 1/4" = 1'-0"

Unit		Type S2		
Total Floor Area	3rd Floor	695.0 ft ²	64.6 m ²	
	2nd Floor	660.0 ft ²	61.3 m ²	
	1st Floor	237.9 ft ²	22.1 m ²	
	Garage	422.1 ft ²	39.2 m ²	
	Total (incl. garage)	2,015.0 ft²	187.2 m²	
Gross Floor Area		Total (excl. garage)	1,592.9 ft²	148.0 m²
Private Outdoor Area	Deck / Balcony	80.0 ft ²	7.4 m ²	
	Porch	12.0 ft ²	1.1 m ²	
	Yard / Garden	0.0 ft ²	0.0 m ²	
	Total	92.0 ft²	8.5 m²	
		Bedrooms	3	
	Bathrooms	3		
Lot Coverage		660.0 ft²	61.3 m²	

- UNIT TYPE N1
- UNIT TYPE N2
- UNIT TYPE N3
- UNIT TYPE N4
- UNIT TYPE S1
- ▶ UNIT TYPE S2
- UNIT TYPE S3
- UNIT TYPE S4
- UNIT TYPE S5
- UNIT TYPE S6

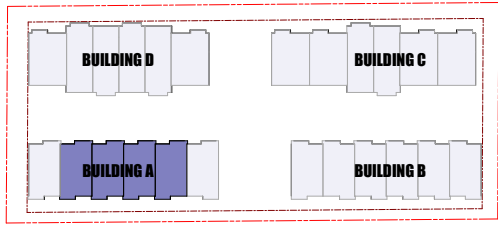
REVISIONS

NO.	DESCRIPTION	DATE
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2	REVISIONS TO PERMIT	02/02/2025
3	REVISIONS TO PERMIT	02/02/2025
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10	REVISIONS TO PERMIT	02/02/2025

City State
 REZONING AND DP

City State
 ARCHITECTURE

Mara + Natha
 ARCHITECTURE



PROPOSED TOWNHOUSE DEVELOPMENT
 112 MORAY STREET
 PORT MOODY, BC

UNIT TYPE S2

Project number: 112MORAY
 Date: FEBRUARY 2025
 Created by: CF
 Checked by: CA
 Sheet: **A10.S2**
 Scale: AS NOTED



1ST FLOOR
SCALE: 1/4" = 1'-0"

2ND FLOOR
SCALE: 1/4" = 1'-0"

3RD FLOOR
SCALE: 1/4" = 1'-0"

Unit	Type S3		
3rd Floor	695.0 ft ²	64.6 m ²	
2nd Floor	660.0 ft ²	61.3 m ²	
1st Floor	237.9 ft ²	22.1 m ²	
Garage	422.1 ft ²	39.2 m ²	
Total (incl. garage)	2,015.0 ft²	187.2 m²	
Gross Floor Area	Total (excl. garage)	1,592.9 ft²	148.0 m²
Private Outdoor Area	Deck / Balcony	80.0 ft ²	7.4 m ²
	Porch	12.0 ft ²	1.1 m ²
	Yard / Garden	0.0 ft ²	0.0 m ²
	Total	92.0 ft²	8.5 m²
Bedrooms	3		
Bathrooms	3		
Lot Coverage	660.0 ft ²	61.3 m ²	

- UNIT TYPE N1
- UNIT TYPE N2
- UNIT TYPE N3
- UNIT TYPE N4
- UNIT TYPE S1
- UNIT TYPE S2
- ▶ UNIT TYPE S3
- UNIT TYPE S4
- UNIT TYPE S5
- UNIT TYPE S6

UNIT TYPE N1

UNIT TYPE N2

UNIT TYPE N3

UNIT TYPE N4

UNIT TYPE S1

UNIT TYPE S2

UNIT TYPE S3

UNIT TYPE S4

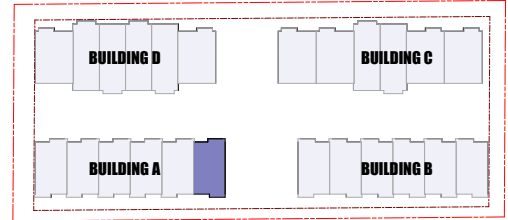
UNIT TYPE S5

UNIT TYPE S6

REZONING AND DP

City State

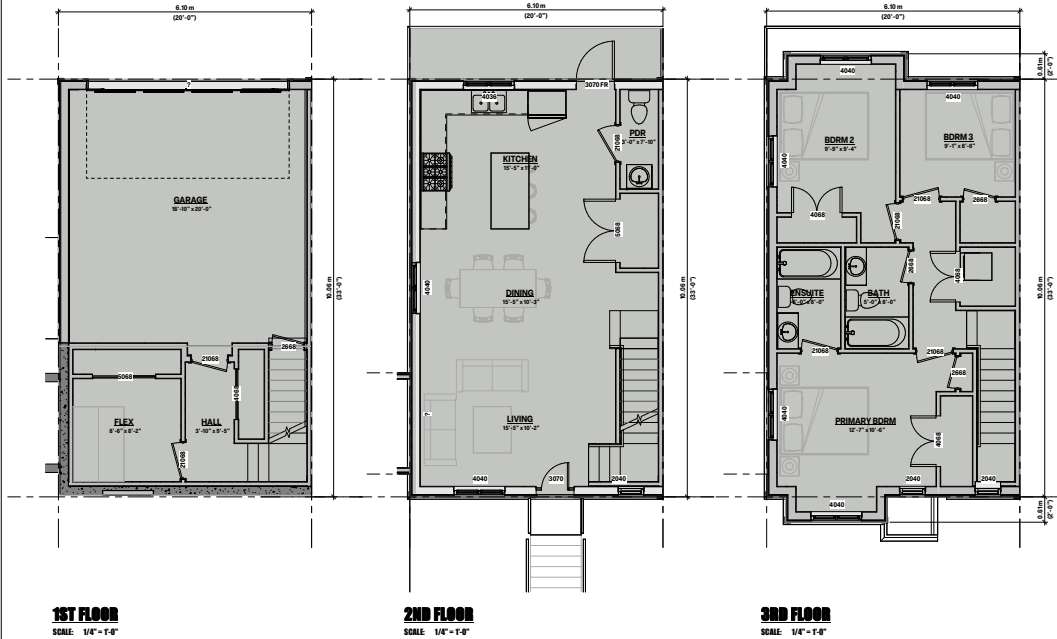
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PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

UNIT TYPE S3

Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: CF
Checked by: CA
Sheet: **A10.S3**
Scale: AS NOTED



	Unit	Type S4	
Total Floor Area	3rd Floor	695.0 ft ²	64.6 m ²
	2nd Floor	660.0 ft ²	61.3 m ²
	1st Floor	234.6 ft ²	21.8 m ²
	Garage	422.1 ft ²	39.2 m ²
	Total (incl. garage)	2,011.7 ft²	186.9 m²
Gross Floor Area	Total (excl. garage)	1,589.6 ft ²	147.7 m ²
Private Outdoor Area	Deck / Balcony	80.0 ft ²	7.4 m ²
	Porch	12.0 ft ²	1.1 m ²
	Yard / Garden	0.0 ft ²	0.0 m ²
	Total	92.0 ft²	8.5 m²
	Bedrooms	3	
	Bathrooms	3	
	Lot Coverage	656.7 ft ²	61.0 m ²

- UNIT TYPE N1
- UNIT TYPE N2
- UNIT TYPE N3
- UNIT TYPE N4
- UNIT TYPE S1
- UNIT TYPE S2
- UNIT TYPE S3
- ▶ UNIT TYPE S4
- UNIT TYPE S5
- UNIT TYPE S6

UNIT TYPE S4

OWNER: CANADA TRUS GROUP
 PROJECT: 122 MORAY STREET
 UNIT TYPE S4

NO.	REVISIONS	DATE
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2	REVISED PER CITY COMMENTS	2025.02.05
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REZONING AND DP

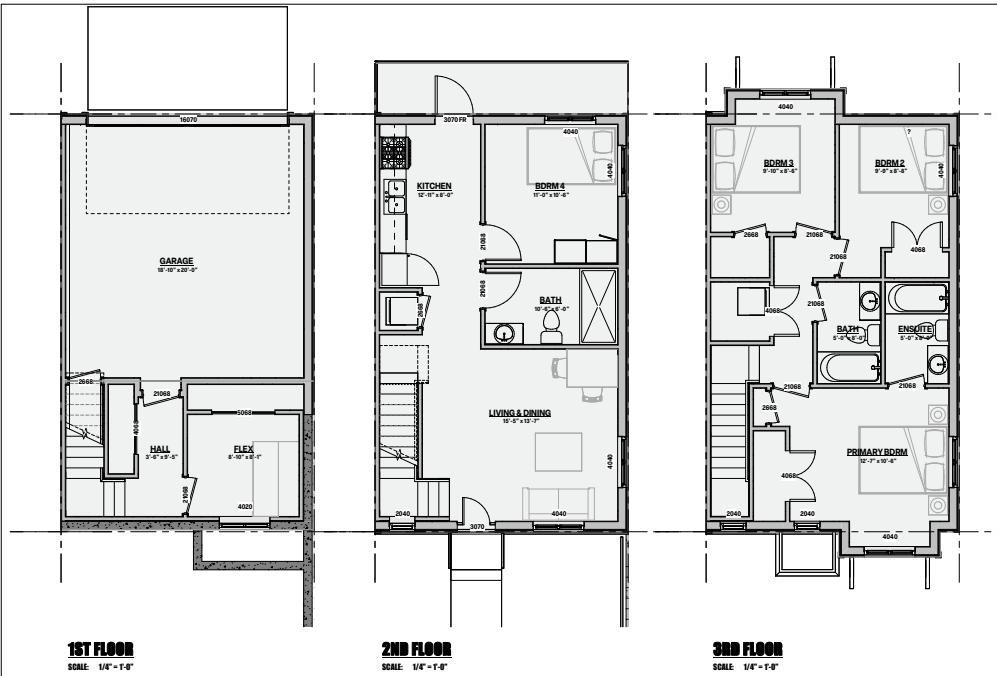


PROPOSED TOWNHOUSE DEVELOPMENT
 112 MORAY STREET
 PORT MOODY, BC

UNIT TYPE S4

Project number: 112MORAY
 Date: FEBRUARY 2025
 Created by: CF
 Checked by: CA
 Sheet: **A10.S4**
 Scale: AS NOTED





1ST FLOOR
SCALE: 1/4" = 1'-0"

2ND FLOOR
SCALE: 1/4" = 1'-0"

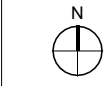
3RD FLOOR
SCALE: 1/4" = 1'-0"

	Unit	Type S6	
Total Floor Area	3rd Floor	695.0 ft ²	64.6 m ²
	2nd Floor	660.0 ft ²	61.3 m ²
	1st Floor	234.6 ft ²	21.8 m ²
	Garage	422.1 ft ²	39.2 m ²
	Total (incl. garage)	2,011.7 ft²	186.9 m²
Gross Floor Area	Total (excl. garage)	1,589.6 ft ²	147.7 m ²
Private Outdoor Area	Deck / Balcony	80.0 ft ²	7.4 m ²
	Porch	12.0 ft ²	1.1 m ²
	Yard / Garden	0.0 ft ²	0.0 m ²
	Total	92.0 ft²	8.5 m²
	Bedrooms	4	
	Bathrooms	3	
	Lot Coverage	656.7 ft²	61.0 m²

- UNIT TYPE N1
- UNIT TYPE N2
- UNIT TYPE N3
- UNIT TYPE N4
- UNIT TYPE S1
- UNIT TYPE S2
- UNIT TYPE S3
- UNIT TYPE S4
- UNIT TYPE S5
- ▶ UNIT TYPE S6

REVISIONS

NO.	REVISIONS	DATE
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2	REVISED FOR COMMENTS	1/22/2025
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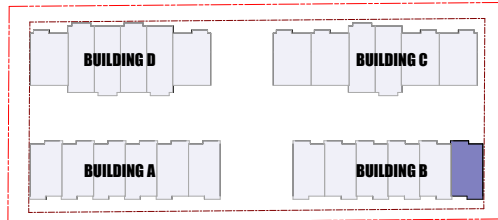
REZONING AND DP

City State

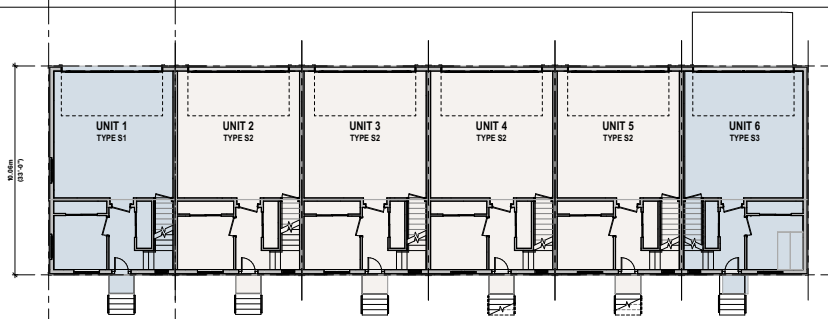
Mara+ Natha ARCHITECTURE

PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

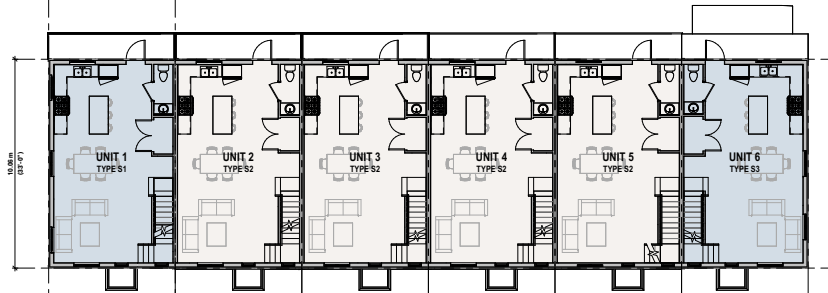
UNIT TYPE S6



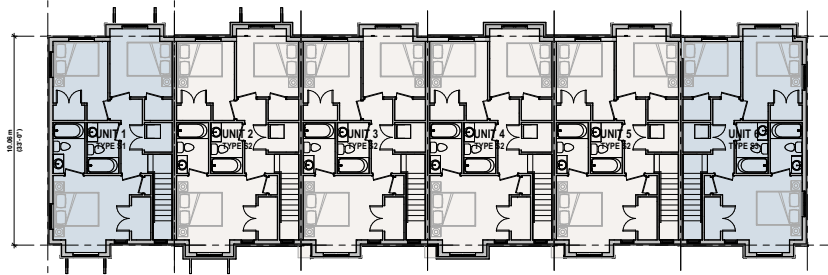
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Date: FEBRUARY 2025
Drawn by: CF
Checked by: CA
Sheet: **A10.S6**
Scale: AS NOTED



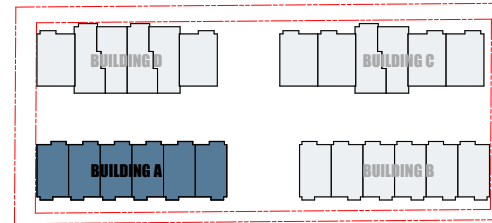
BLDG A - 1ST FLOOR
SCALE: 1/8" = 1'-0"



BLDG A - 2ND FLOOR
SCALE: 1/8" = 1'-0"



BLDG A - 3RD FLOOR
SCALE: 1/8" = 1'-0"



KEY PLAN - BUILDING A
SCALE: 1/32" = 1'-0"

UNIT BREAKDOWN

BUILDING A - 3-STORIES, SPRINKLERED											
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	TOTAL UNITS = 6				
Unit Type	Type S1	Type S2	Type S2	Type S2	Type S2	Type S3					
Total Floor Area	682.0 SF	682.0 SF	682.0 SF	682.0 SF	682.0 SF	682.0 SF	4100.0 SF	100.00	100.00	100.00	100.00
Deck (Balcony)	80.0 SF	7.2 SF	80.0 SF	7.2 SF	80.0 SF	7.2 SF	480.0 SF	7.20	0.10	7.20	0.10
Private Outdoor Area	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.00	0.00	0.00	0.00
Total	762.0 SF	94.2 SF	762.0 SF	94.2 SF	762.0 SF	94.2 SF	4580.0 SF	107.20	0.10	107.20	0.10
Garage	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	1200.0 SF	200.00	200.00	200.00	200.00
Total (incl. garage)	962.0 SF	394.2 SF	962.0 SF	394.2 SF	962.0 SF	394.2 SF	5780.0 SF	127.20	0.10	127.20	0.10
Deck (Balcony)	80.0 SF	7.2 SF	80.0 SF	7.2 SF	80.0 SF	7.2 SF	480.0 SF	7.20	0.10	7.20	0.10
Private Outdoor Area	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.00	0.00	0.00	0.00
Total	1042.0 SF	394.2 SF	1042.0 SF	394.2 SF	1042.0 SF	394.2 SF	6260.0 SF	134.40	0.10	134.40	0.10
Garage	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	1200.0 SF	200.00	200.00	200.00	200.00
Total (incl. garage)	1242.0 SF	594.2 SF	1242.0 SF	594.2 SF	1242.0 SF	594.2 SF	7460.0 SF	154.40	0.10	154.40	0.10
Garage	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	1200.0 SF	200.00	200.00	200.00	200.00
Total (incl. garage)	1442.0 SF	794.2 SF	1442.0 SF	794.2 SF	1442.0 SF	794.2 SF	8660.0 SF	174.40	0.10	174.40	0.10
Garage	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	200.0 SF	1200.0 SF	200.00	200.00	200.00	200.00
Total (incl. garage)	1642.0 SF	994.2 SF	1642.0 SF	994.2 SF	1642.0 SF	994.2 SF	9860.0 SF	194.40	0.10	194.40	0.10

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND THE INTEGRITY OF THE SURROUNDING ENVIRONMENT.

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NO.	REVISION/DESCRIPTION	DATE
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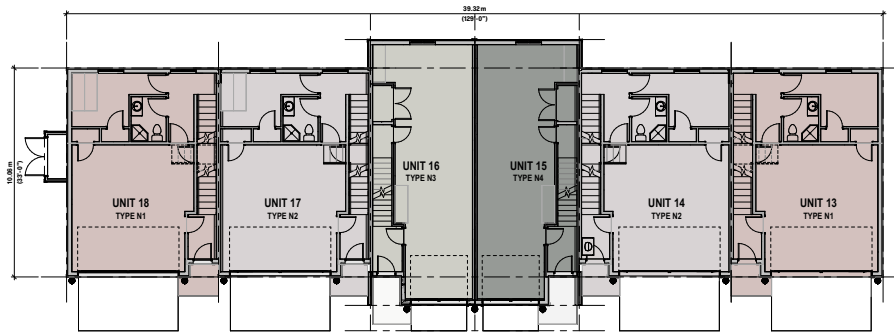
REZONING AND DP



PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

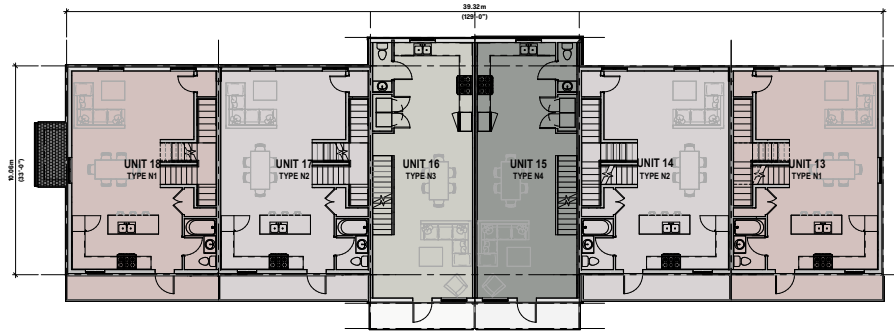
FLOOR PLANS - BUILDING A - FLOOR PLANS

Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: CJE
Checked by: CJE
Sheet: **A11**
Scale: AS NOTED



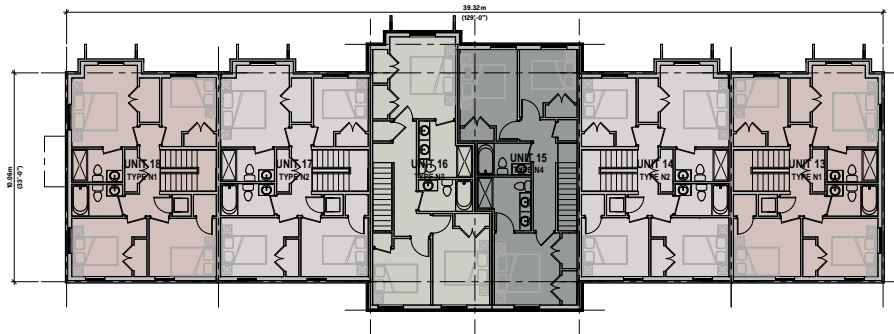
BLDG C - 1ST FLOOR

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



BLDG C - 2ND FLOOR

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



BLDG C - 3RD FLOOR

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



KEY PLAN - BUILDING C

SCALE: 1/32" = 1'-0"

UNIT BREAKDOWN

BUILDING C - 3-STORIES, SPRINKLERED											
UNIT TYPE	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 20	UNIT 21	UNIT 22	TOTAL UNITS - 4
Garage	0	0	0	0	0	0	0	0	0	0	0
Bedroom	1	1	1	1	1	1	1	1	1	1	7
Bath	1	1	1	1	1	1	1	1	1	1	7
Kitchen	1	1	1	1	1	1	1	1	1	1	7
Living	1	1	1	1	1	1	1	1	1	1	7
Storage	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	3,307.81 SF	3,307.81 SF	3,307.81 SF	3,307.81 SF	3,307.81 SF	3,307.81 SF	3,307.81 SF	3,307.81 SF	3,307.81 SF	3,307.81 SF	23,154.67 SF
Green Floor Area	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	11,048.84 SF
Private Outdoor Area	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
Other	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
Total	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	1,578.41 SF	11,048.84 SF
Net Change	1,771.40 SF	1,771.40 SF	1,771.40 SF	1,771.40 SF	1,771.40 SF	1,771.40 SF	1,771.40 SF	1,771.40 SF	1,771.40 SF	1,771.40 SF	12,500.00 SF

*Numbers enclosed in parentheses = All of 2 parking spaces

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DATE: 02/02/2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: [Scale]

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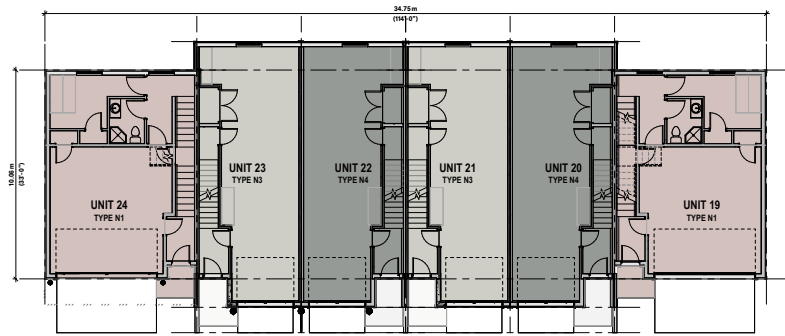
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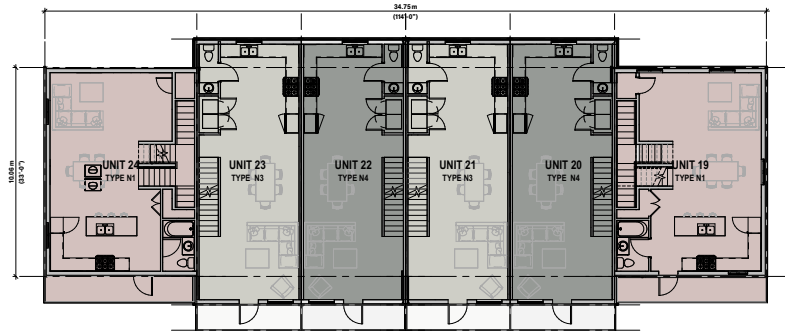
PROPOSED TOWNHOUSE DEVELOPMENT
 112 MORAY STREET
 PORT MOODY, BC

FLOOR PLANS - BUILDING C - FLOOR PLANS

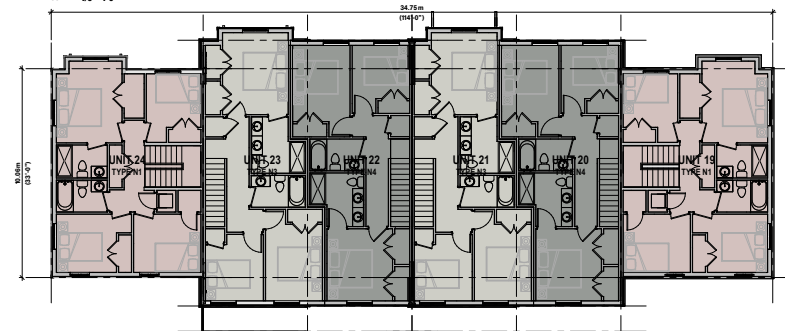
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 Checked by: [Name]
 Sheet: **A13**
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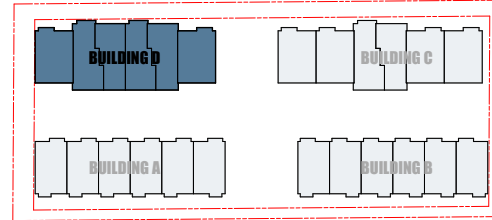
BLDG D - 1ST FLOOR
SCALE: 1/8" = 1'-0"



BLDG D - 2ND FLOOR
SCALE: 1/8" = 1'-0"



BLDG D - 3RD FLOOR
SCALE: 1/8" = 1'-0"



KEY PLAN - BUILDING D
SCALE: 1/32" = 1'-0"

UNIT BREAKDOWN

BUILDING D - 3-STORY'S, SPRINKLERED									
Unit Type	UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24	TOTAL UNITS		
Area Type	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
Unit Area	1,212.0	1,212.0	1,212.0	1,212.0	1,212.0	1,212.0	4,968.0	1,212.0	1,212.0
Staircase	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Core Area	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Other	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Total	1,512.0	1,512.0	1,512.0	1,512.0	1,512.0	1,512.0	6,048.0	1,512.0	1,512.0
Total (incl. garage)	1,512.0	1,512.0	1,512.0	1,512.0	1,512.0	1,512.0	6,048.0	1,512.0	1,512.0
Green Floor Area	1,512.0	1,512.0	1,512.0	1,512.0	1,512.0	1,512.0	6,048.0	1,512.0	1,512.0
Deck/Retain	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Roofs	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Private Outdoor Area	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Stair	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Other	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0
Basement	0	0	0	0	0	0	0	0	0
Garage	0	0	0	0	0	0	0	0	0
Lot Coverage	100.0	100.0	100.0	100.0	100.0	100.0	400.0	100.0	100.0

* Excludes enclosed parking area - 400 sq ft (2 parking stalls)

THE INFORMATION ON THIS PLAN WAS OBTAINED FROM THE RECORDS OF THE CITY OF PORT MOODY, BC. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING THE NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES AND THE NECESSARY APPROVALS OF THE CITY OF PORT MOODY, BC.

PREPARED BY:
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www.maranatha.com

CHECKED BY:
Mara + Natha Architecture Ltd.
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Phone: 778-208-9999
www.maranatha.com

NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	2025-02-05
2	ISSUE FOR PERMIT	2025-02-05
3	ISSUE FOR PERMIT	2025-02-05
4	ISSUE FOR PERMIT	2025-02-05
5	ISSUE FOR PERMIT	2025-02-05
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30	ISSUE FOR PERMIT	2025-02-05

REZONING AND DP

City State
ARCHITECTURE

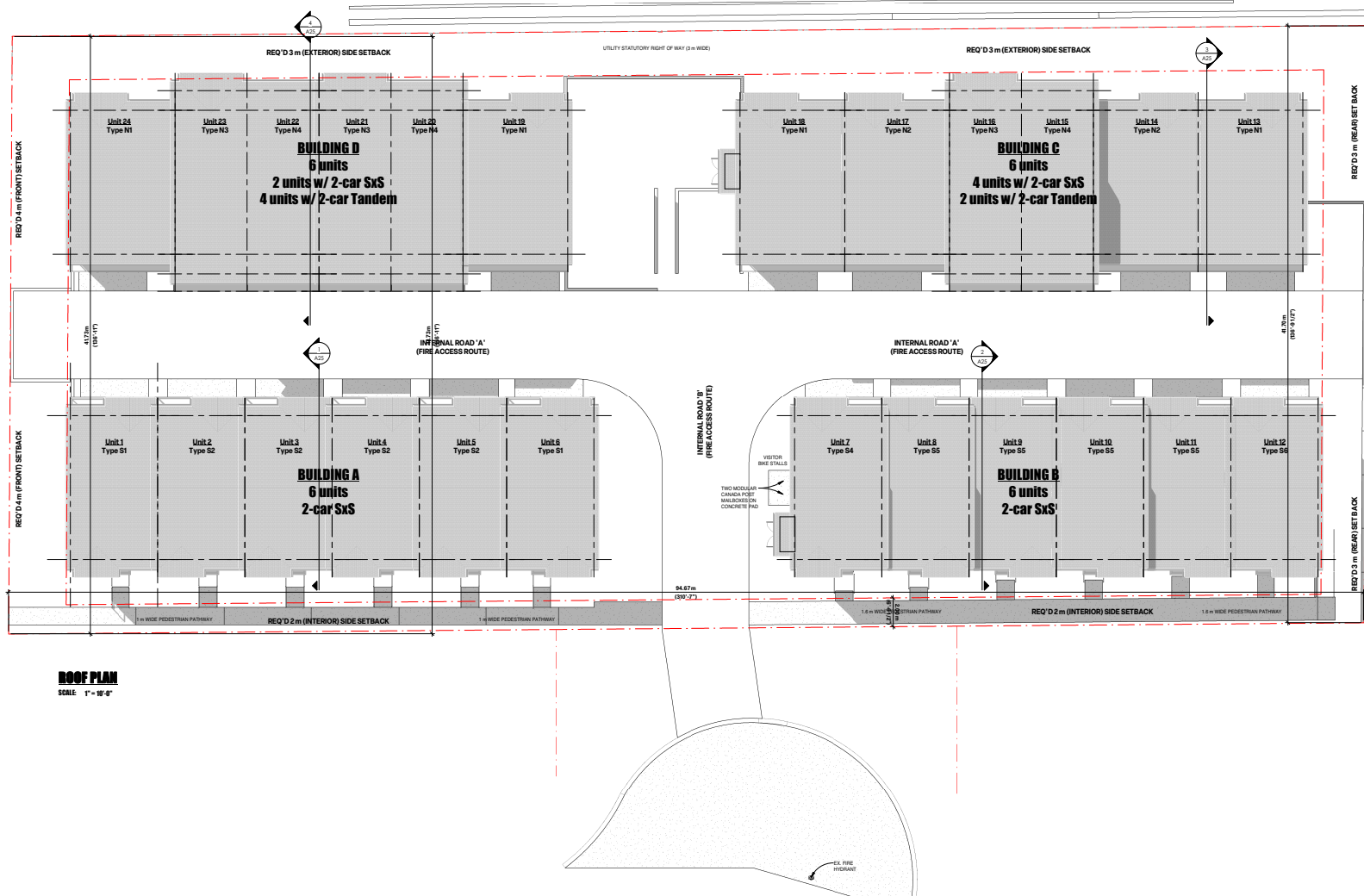
Mara + Natha
ARCHITECTURE

112 MORAY STREET, PORT MOODY, BC V3H 2R2
PHONE: 778-208-9999
WWW.MARANATHA.COM

PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

FLOOR PLANS - BUILDING D - FLOOR PLANS

Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: GF
Checked by: CA
Sheet: **A14**
Scale: AS NOTED



ROOF PLAN
SCALE: 1" = 10'-0"

PROPOSED DEVELOPMENT OF ALL TRADES HAS BEEN REVIEWED BY THE CITY OF PORT MOODY. THE CITY ENGINEER HAS REVIEWED THE PLAN FOR CONFORMANCE WITH THE BC BUILDING ACT AND THE BC FIRE SERVICES ACT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	2025-01-15
2	REVISED PER COMMENTS	2025-01-20
3	REVISED PER COMMENTS	2025-01-25
4	REVISED PER COMMENTS	2025-01-30
5	REVISED PER COMMENTS	2025-02-05
6	REVISED PER COMMENTS	2025-02-10
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68	REVISED PER COMMENTS	2025-12-20
69	REVISED PER COMMENTS	2025-12-25
70	REVISED PER COMMENTS	2025-12-30

N

REZONING AND DP

City State
ARCHITECTURE

112 MORAY STREET
PORT MOODY, BC V3H 1S1
PH: 604.273.8888
WWW.CITYSTATEARCHITECTURE.COM

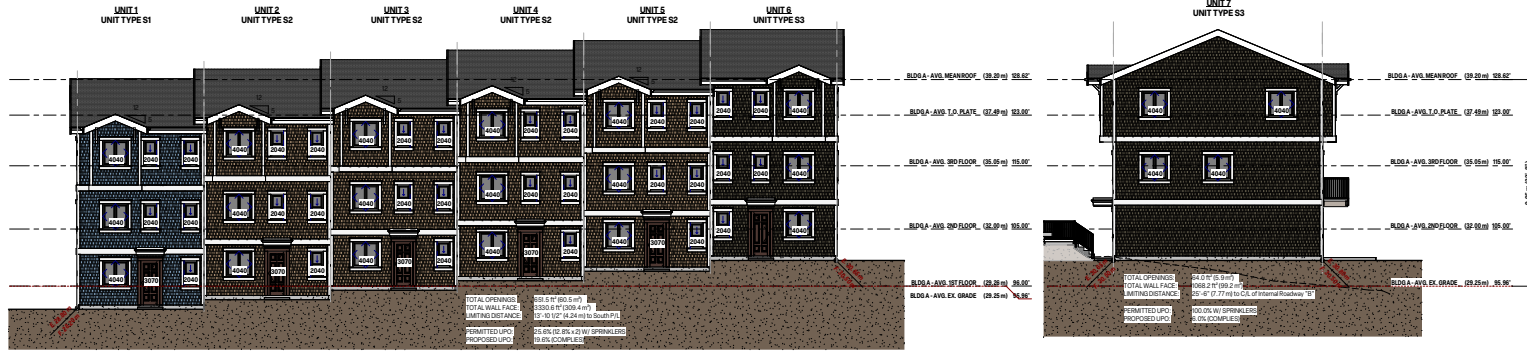
Mara + Natha
ARCHITECTURE

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PH: 604.273.8888
WWW.MARANATHAARCHITECTURE.COM

PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

ROOF PLAN

Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: CF
Checked by: CA
Sheet: **A15**
Scale: AS NOTED



BLDG A - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

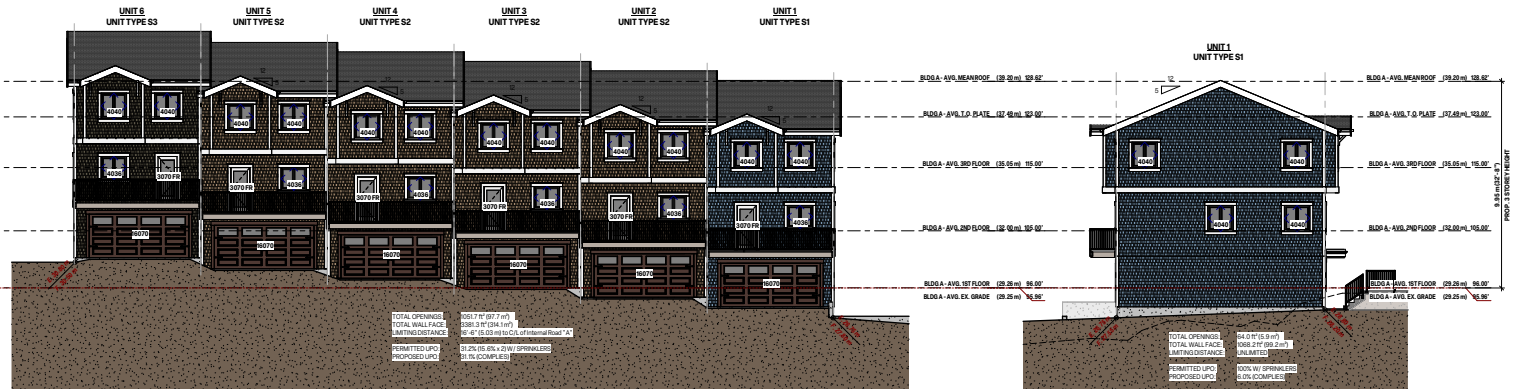
BLDG A - EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS

1. ASPHALT SHINGLES
CHARCOAL GREY
2. WOOD FASCIA, BELL YBAND, BRACKETS & TRIM
PAINTED, BM OC-17 WHITE DOVE
4. PREFINISHED ALUMINIUM GUTTER AND FLASHING
CHARCOAL GREY
6. HARDIE STAGGERED SHINGLE SIDING
PAINTED, SEE MATERIAL & COLOUR BOARD FOR UNIT COLOURS
7. FRONT DOOR
PAINTED, BM HC-159, PHILIPSBURG BLUE
8. VINYL FRAME WINDOW
PREFINISHED WHITE
9. ALUMINIUM RAILING
PREFINISHED CHARCOAL

COLOUR BOARD

	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N1 PAINTED, SW RED BARN		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S1 PAINTED, SW BLUESY NOTE		ASPHALT SHINGLES CHARCOAL GREY
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N2 PAINTED, SW ENIGMA		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S2 PAINTED, SW DOUBLE LATTE		WOOD FASCIA, BELL YBAND & TRIMS PAINTED, BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N3 PAINTED, SW LATTICE		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S3 PAINTED, SW GARDEN GATE		WOOD SOFFIT PAINTED, BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N4 PAINTED, SW EARL GREY		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S4 PAINTED, SW FORESTWOOD		FRONT DOOR PAINTED, SW SIERRA REDWOOD
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N5 PAINTED, SW SANDY RIDGE		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S5 PAINTED, SW MOODY BLUE		
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N6 PAINTED, SW MOODY BLUE		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S6 PAINTED, SW MOODY BLUE		



BLDG A - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BLDG A - WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED DEVELOPMENT OF ALL TOWNHOMES SHOWN HEREIN IS SUBJECT TO THE APPROVAL OF THE PORT MOODY DEVELOPMENT REVIEW BOARD AND THE PORT MOODY DEVELOPMENT REVIEW BOARD'S RECOMMENDATION TO THE PORT MOODY COUNCIL. ALL DIMENSIONS ARE APPROXIMATE AND THE PORT MOODY DEVELOPMENT REVIEW BOARD'S RECOMMENDATION IS SUBJECT TO THE PORT MOODY COUNCIL'S FINAL DECISION.

CITY OF PORT MOODY TOWN GROUP
Project: 1212 Moray Street
Date: 15 FEB 2025
Scale: As Shown

NO.	REVISION/DESCRIPTION	DATE
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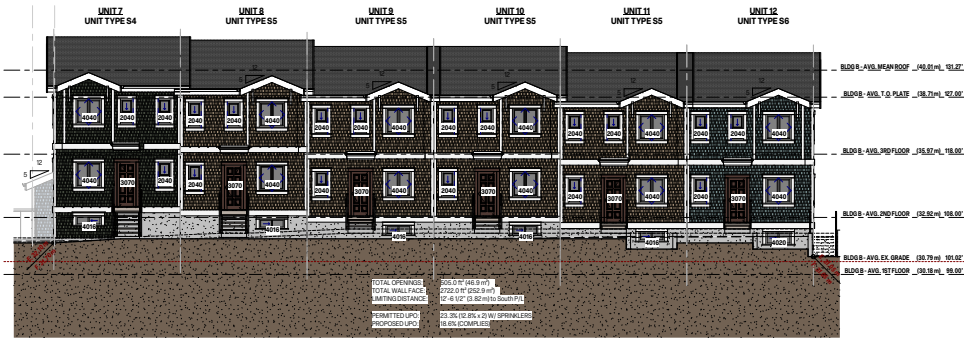
REZONING AND DP



PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

ELEVATIONS - BUILDING A

Project number: 1212MORAY
Date: FEBRUARY 2025
Drawn by: CF
Checked by: CA
Sheet: **A21**
Scale: AS NOTED



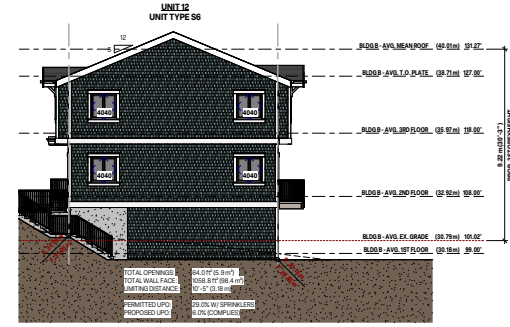
BLDG B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS

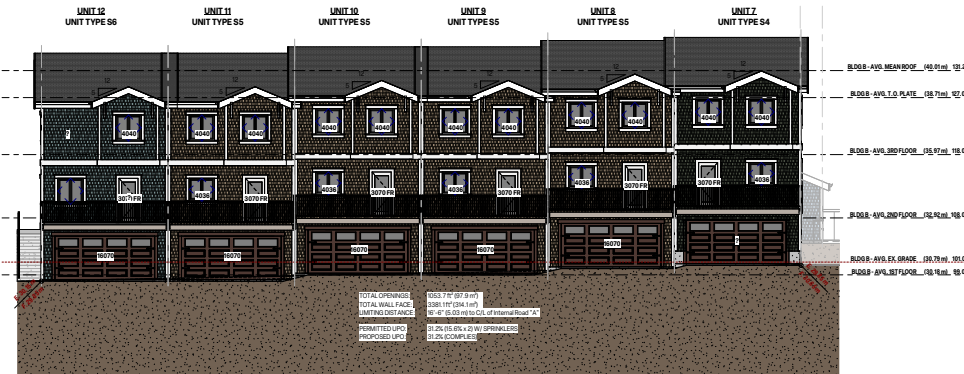
1. ASPHALT SHINGLES
CHARCOAL GREY
2. WOOD FASCIA, BELL YBAND, BRACKETS & TRIM
PAINTED, BM OC-17 WHITE DOVE
4. PREFINISHED ALUMINUM GUTTER AND FLASHING
CHARCOAL GREY
6. HARDIE STAGGERED SHINGLE SIDING
PAINTED, SEE MATERIAL & COLOUR BOARD FOR UNIT COLOURS
7. FRONT DOOR
PAINTED, BM HC-159, PHILIPSBURG BLUE
8. VINYL FRAME WINDOW
REFINISHED WHITE
9. ALUMINUM RAILING
REFINISHED CHARCOAL

COLOUR BOARD

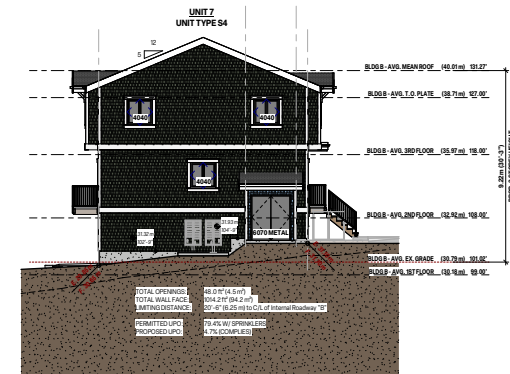
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N1 PAINTED, SW RED BARN		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S1 PAINTED, SW BLUESY NOTE		ASPHALT SHINGLES CHARCOAL GREY
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N2 PAINTED, SW ENIGMA		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S2 PAINTED, SW DOUBLE LATTE		WOOD FASCIA, BELL YBAND & TRIMS PAINTED, BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N3 PAINTED, SW LATTICE		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S3 PAINTED, SW GARDEN GATE		WOOD SOFFIT PAINTED, BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N4 PAINTED, SW EARL GREY		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S4 PAINTED, SW FORESTWOOD		FRONT DOOR PAINTED, SW SIERRA REDWOOD
			HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S5 PAINTED, SW SANDY RIDGE		
			HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S6 PAINTED, SW MOODY BLUE		



BLDG B - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BLDG B - WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2025-02-05
2	REVISED PER CITY COMMENTS	2025-02-05
3	REVISED PER CITY COMMENTS	2025-02-05
4	REVISED PER CITY COMMENTS	2025-02-05
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10	REVISED PER CITY COMMENTS	2025-02-05

REZONING AND DP



PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

ELEVATIONS - BUILDING B

Project number:	112MORAY
Date:	FEBRUARY 2025
Drawn by:	CF
Checked by:	CA
Sheet:	A22
Scale:	AS NOTED



BLDG C - SOUTH ELEVATION

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

MATERIALS

1. ASPHALT SHINGLES
CHARCOAL GREY
2. WOOD FASCIA, BELL YBAND, BRACKETS & TRIM
PAINTED, BM OC-17 WHITE DOVE
3. PREFINISHED ALUMINUM GUTTER AND FLASHING
CHARCOAL GREY
4. PREFINISHED ALUMINUM GUTTER AND FLASHING
CHARCOAL GREY
6. HARDIE STAGGERED SHINGLE SIDING
PAINTED, SEE MATERIAL & COLOUR BOARD FOR UNIT COLOURS
7. FRONT DOOR
PAINTED, BM HC-159, PHILIPSBURG BLUE
8. VINYL FRAME WINDOW
REFINISHED WHITE
9. ALUMINUM RAILING
REFINISHED CHARCOAL

COLOUR BOARD

	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N1 PAINTED, SW RED BARN		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S1 PAINTED, SW BLUESY NOTE		ASPHALT SHINGLES CHARCOAL GREY
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N2 PAINTED, SW ENIGMA		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S2 PAINTED, SW DOUBLE LATTE		WOOD FASCIA, BELL YBAND & TRIMS PAINTED, BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N3 PAINTED, SW LATTICE		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S3 PAINTED, SW GARDEN GATE		WOOD SOFFIT PAINTED, BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N4 PAINTED, SW EARL GREY		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S4 PAINTED, SW FORESTWOOD		FRONT DOOR PAINTED, SW SIERRA REDWOOD
			HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S5 PAINTED, SW SANDY RIDGE		
			HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S6 PAINTED, SW MOODY BLUE		

BLDG C - EAST ELEVATION

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



BLDG C - NORTH ELEVATION

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

BLDG C - WEST ELEVATION

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

CONSTRUCTION OF ALL TRADES HAS OBSERVED THE REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS AND IS CERTAIN TO COMPLY WITH ALL APPLICABLE REQUIREMENTS.

AS NOTED FROM DRAWING

CONSTRUCTION OF ALL TRADES HAS OBSERVED THE REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS AND IS CERTAIN TO COMPLY WITH ALL APPLICABLE REQUIREMENTS.

CONSTRUCTION OF ALL TRADES HAS OBSERVED THE REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS AND IS CERTAIN TO COMPLY WITH ALL APPLICABLE REQUIREMENTS.

NO.	REVISION/DESCRIPTION	DATE
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92	REVISION	2025-11-26
93	REVISION	2025-12-03
94	REVISION	2025-12-10
95	REVISION	2025-12-17
96	REVISION	2025-12-24
97	REVISION	2026-01-01
98	REVISION	2026-01-08
99	REVISION	2026-01-15
100	REVISION	2026-01-22

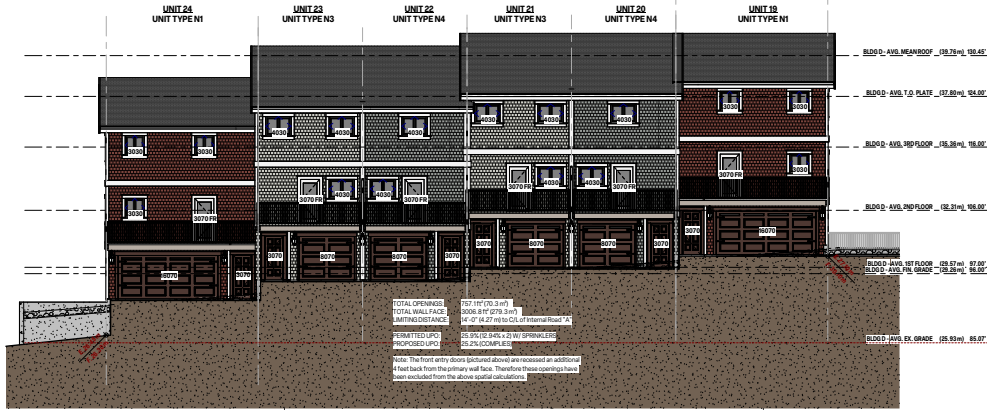
REZONING AND DP



PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

ELEVATIONS - BUILDING C

Project number:	112MORAY
Date:	FEBRUARY 2026
Drawn by:	CF
Checked by:	CA
Sheet:	A23
Scale:	AS NOTED



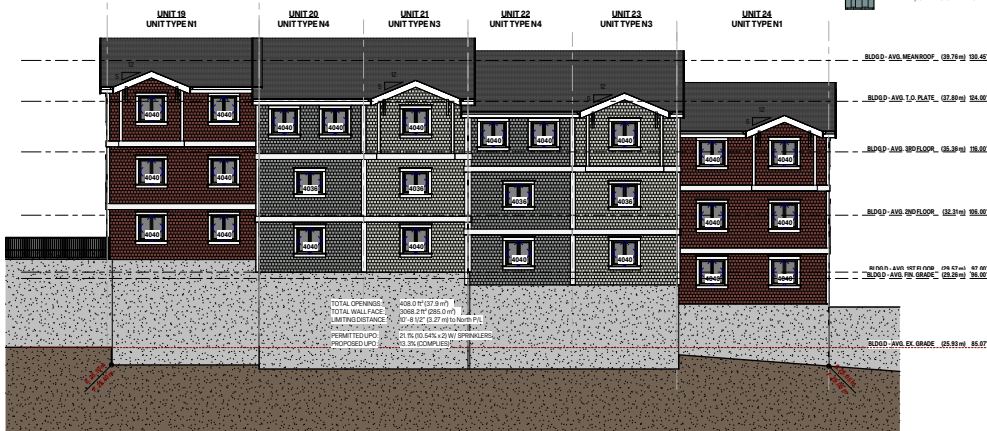
BLDG B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS

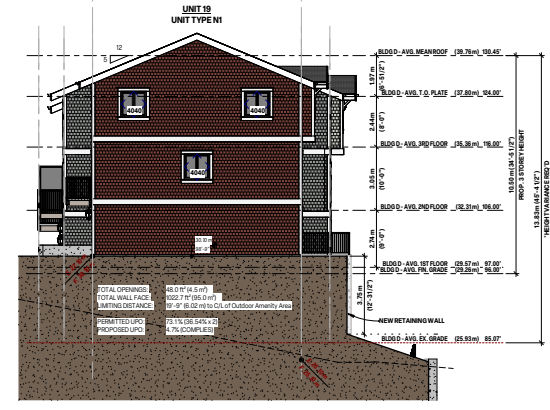
1. ASPHALT SHINGLES
CHARCOAL GREY
2. WOOD FASCIA, BELL YBAND, BRACKETS & TRIM
PAINTED, BM OC-17 WHITE DOVE
4. PREFINISHED ALUMINIUM GUTTER AND FLASHING
CHARCOAL GREY
6. HARDIE STAGGERED SHINGLE SIDING
PAINTED, SEE MATERIAL & COLOUR BOARD FOR UNIT COLOURS
7. FRONT DOOR
PAINTED, BM HC-159, PHILIPSBURG BLUE
8. VINYL FRAME WINDOW
PREFINISHED WHITE
9. ALUMINIUM RAILING
PREFINISHED CHARCOAL

COLOUR BOARD

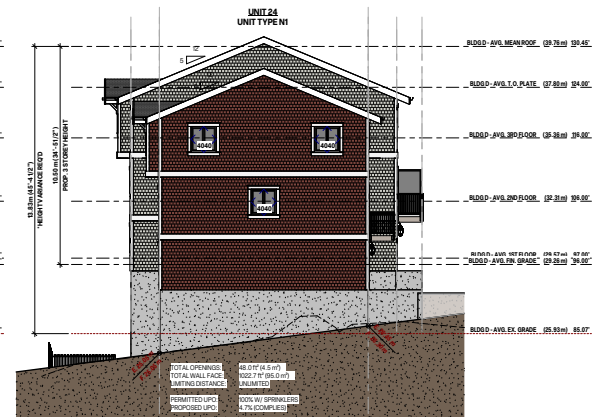
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N1 PAINTED, SW RED BARN		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S1 PAINTED, SW BLUESY NOTE		ASPHALT SHINGLES CHARCOAL GREY
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N2 PAINTED, SW ENIGMA		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S2 PAINTED, SW DOUBLE LATTE		WOOD FASCIA, BELL YBAND & TRIMS PAINTED, BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N3 PAINTED, SW LATTICE		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S3 PAINTED, SW GARDEN GATE		WOOD SOFFIT BM OC-17 WHITE DOVE
	HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE N4 PAINTED, SW EARL GREY		HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S4 PAINTED, SW FORESTWOOD		FRONT DOOR PAINTED, SW SIERRA REDWOOD
			HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S5 PAINTED, SW SANDY RIDGE		
			HARDIE STAGGERED SHINGLE SIDING - UNIT TYPE S6 PAINTED, SW MOODY BLUE		



BLDG B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BLDG B - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG B - WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED MATERIALS (IF ALL TRADES HAVE APPROVED MATERIALS) - REFER TO ALL APPLICABLE CODES AND STANDARDS. CONSULT WITH ALL TRADES AND CONTRACTORS FOR THE SELECTION OF ALL DIMENSIONS AND CONDITIONS. PLEASE TO CHECK FOR ALL DIMENSIONS AND CONDITIONS. CONSULTING ENGINEER SHALL BE RESPONSIBLE FOR THE NECESSARY APPROVAL OF CONTRACTORS TRADE GROUP.

UNIT SCALE (FOR DRAWING)

NO.	DESCRIPTION	SCALE
1	FOUNDATION	1/4" = 1'-0"
2	FOUNDATION	1/4" = 1'-0"
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30	FOUNDATION	1/4" = 1'-0"

UNIT SCALE (FOR DRAWING)

1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

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30" = 1'-0"

REZONING AND DP

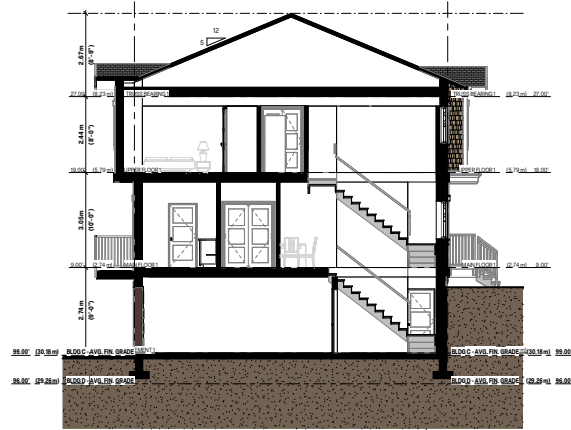
City State

Mara + Natha ARCHITECTURE

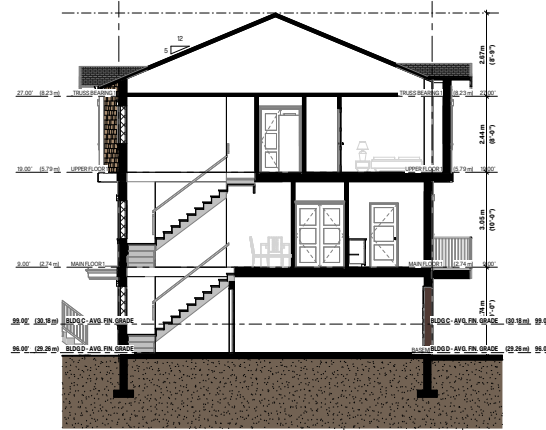
PROPOSED TOWNHOUSE DEVELOPMENT
112 MORAY STREET
PORT MOODY, BC

ELEVATIONS - BUILDING D

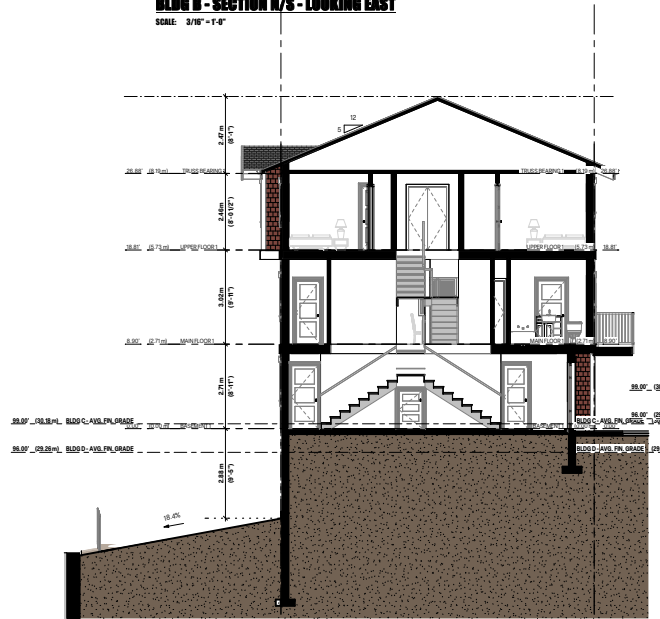
Project number: 112MORAY
Date: FEBRUARY 2025
Drawn by: CF
Checked by: CA
Sheet: **A24**
Scale: AS NOTED



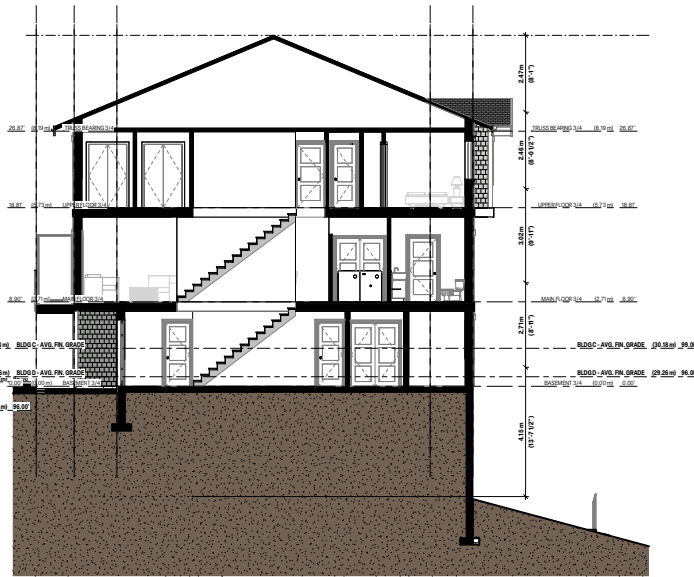
BLDG B - SECTION N/S - LOOKING EAST
SCALE: 3/16" = 1'-0"



BLDG A - SECTION N/S - LOOKING WEST
SCALE: 3/16" = 1'-0"



BLDG C - SECTION N/S LOOKING EAST
SCALE: 3/16" = 1'-0"



BLDG D - SECTION N/S LOOKING WEST
SCALE: 3/16" = 1'-0"

PROPOSED DEVELOPER: PT. MOODY TOWN DEVELOPMENT GROUP
 PROJECT: 112 MORAY STREET PORT MOODY BC
 SHEET: A25
 DATE: FEBRUARY 2025
 DRAWN BY: CA
 CHECKED BY: CA
 SCALE: AS NOTED

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	2025.02.05
2	REVISED FOR COMMENTS	2025.02.05
3	REVISED FOR COMMENTS	2025.02.05
4	REVISED FOR COMMENTS	2025.02.05
5	REVISED FOR COMMENTS	2025.02.05
6	REVISED FOR COMMENTS	2025.02.05
7	REVISED FOR COMMENTS	2025.02.05
8	REVISED FOR COMMENTS	2025.02.05
9	REVISED FOR COMMENTS	2025.02.05
10	REVISED FOR COMMENTS	2025.02.05

REZONING AND DP

City State

112 MORAY STREET
 PORT MOODY, BC
 V3H 2M2P
 TEL: 604.273.8888
 WWW.CITYSTATEBC.COM

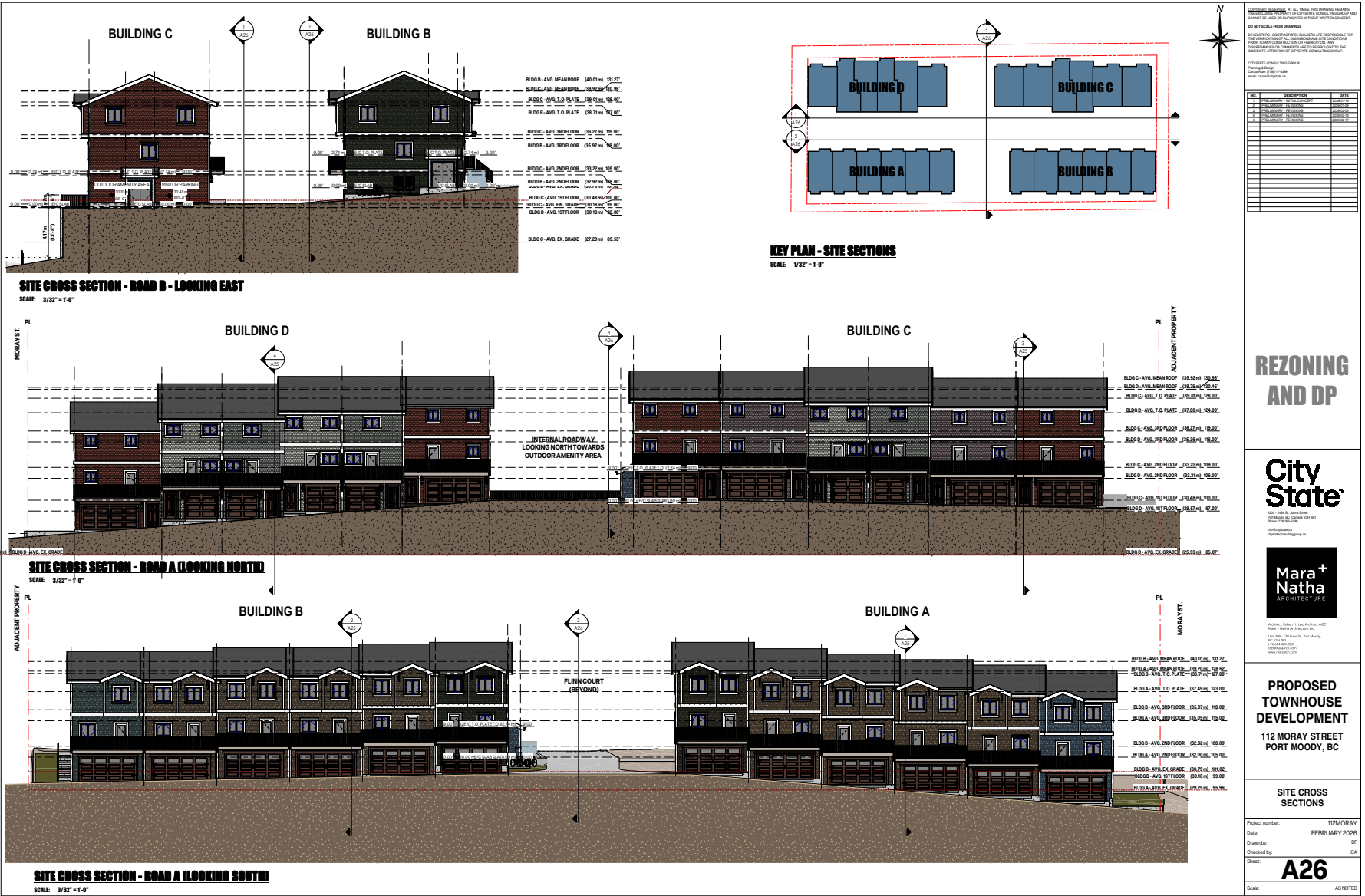
Mara + Natha
 ARCHITECTURE

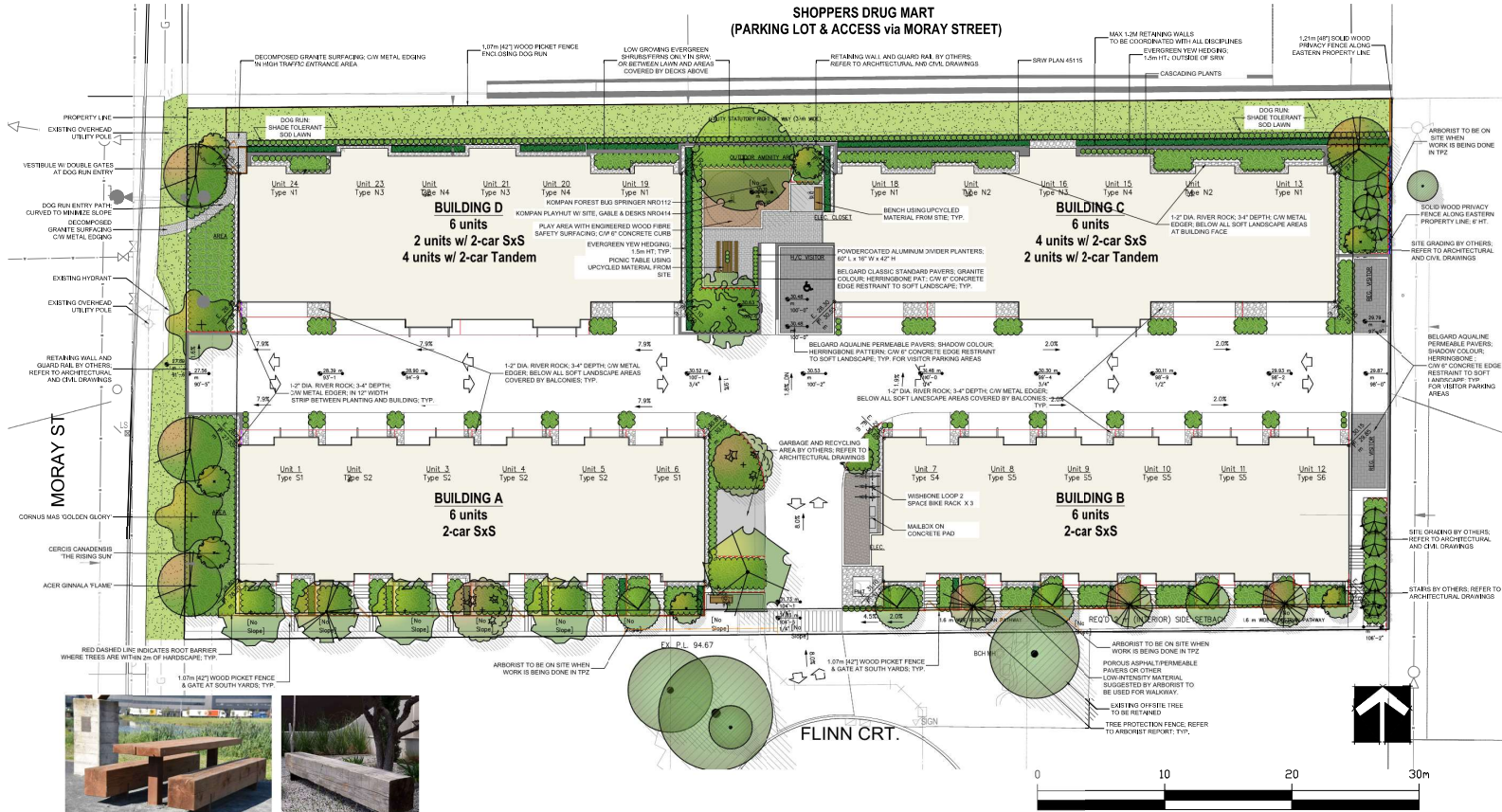
112 MORAY STREET, PORT MOODY, BC
 V3H 2M2P
 TEL: 604.273.8888
 WWW.MARANATHA.COM

PROPOSED TOWNHOUSE DEVELOPMENT
 112 MORAY STREET
 PORT MOODY, BC

BUILDING SECTIONS

Project number: 112MORAY
 Date: FEBRUARY 2025
 Drawn by: CA
 Checked by: CA
 Sheet: **A25**
 Scale: AS NOTED





KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	1	ACER CINEREA PACIFIC 'FRIE'	PACIFIC FRIE-NEE MAPLE	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
2	1	ACER GINNALA 'FLAME'	FLAME JAPANESE MAPLE	7CM CAL, 1M STD	
3	1	ACER GINNALA	PAPERBARK MAPLE	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
4	1	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
5	1	ACER RUBRUM 'RED SPICE'	RED SPICE RED MAPLE	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
6	1	CARPINUS BETULUS 'TASTYTRAIT'	JAPANESE HORNBEAM	7CM CAL, BAB, CLIMATE RESILIENT	
7	1	CARPINUS JAPONICA	JAPANESE HORNBEAM	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
8	1	CERCIS CANADENSIS 'THE RIBING SUN'	THE RIBING SUN REDGILD	7CM CAL, BAB, CLIMATE RESILIENT	
9	1	CHAMAECYPARIS NODOSISSIMA 'PENDULAK'	WEeping YELLOW CEDAR	30 HT, BAB, CLIMATE RESILIENT	
10	1	CORNUS MAS 'GOLDEN GLODY'	GOLDEN GLODY CORNUS	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
11	1	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN BROMOCKI	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
12	1	STYRAX JAPONICA 'SNOWCOP'	SNOWCOP JAPANESE SHAMOE	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	
13	1	SYRINGA PENKENSIS	CHINESE TREE LILAC	7CM CAL, 1M STD, BAB, CLIMATE RESILIENT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS POST ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR OTHER CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW AN ORIGINAL OF THE DATED PRINT TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. * REFER TO ALL CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE SOURCES. * THIS IS NOT PERMITTED IN GROWING MEDIUM UNLESS APPROVED BY LANDSCAPE ARCHITECT.

INDICATES PLANTS CHOSEN SPECIFICALLY FROM THE CITY OF PORT MOODY PREFERRED LIST.
CLIMATE RESILIENT PLANTS ARE INDICATED IN THE REMARKS.
37 TREES PROPOSED ON SITE.

ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD IRRIGATION UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.L.C.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL OFF-SITE LANDSCAPING TO BE COMPLETED IN ACCORDANCE WITH PORT MOODY'S LANDSCAPING ON CITY LANDS - SHOP DRAWING SPECIFICATIONS AND STANDARDS. ALL OFF-SITE WORK IS SUBJECT TO REVIEW BY URBAN FORESTRY STAFF PRIOR TO INSTALLATION.

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SCALE:
ARBITROR TO BE ON SITE WHEN BEING DONE IN TPZ
SOLID WOOD PRIVACY FENCE ALONG EASTERN PROPERTY LINE.
SITE GRADING BY OTHERS, REFER TO ARCHITECTURAL AND CIVIL DRAWINGS.



REBELGARD ADJULINE PERMEABLE PAVEMENT: SHADOW COLOUR, BERRINGONE. 5 CM OF CONCRETE EDGE RESTRAINT TO SOFT LANDSCAPE TYP. FOR VISITOR PARKING AREAS.
SITE GRADING BY OTHERS, REFER TO ARCHITECTURAL AND CIVIL DRAWINGS.
STAIRS BY OTHERS, REFER TO ARCHITECTURAL DRAWINGS.

NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.03.27	ISSUE FOR SUBMISSION	DMG
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PROJECT: **TOWNHOUSE DEVELOPMENT**

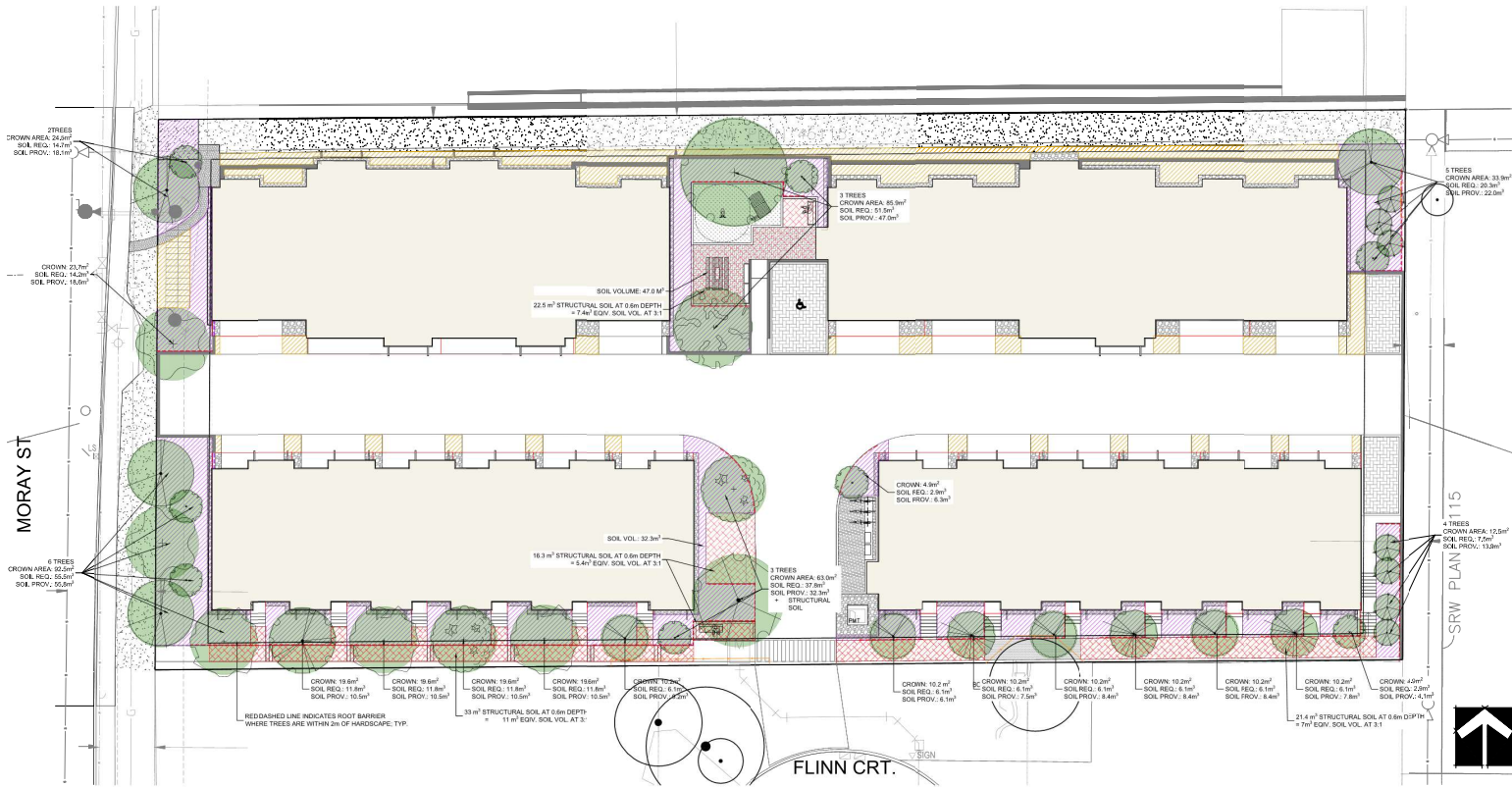
112 MORAY ST
PORT MOODY

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 23 MAR 17
SCALE: 1:150
DRAWN: CJ
DESIGN: CJ
CHKD: OLG

L1

PMG PROJECT NUMBER: **23-046**



TREE CANOPY COVERAGE		SOIL DEPTH	
	TYPICAL LANDSCAPE TREE CANOPY AREA		SOIL DEPTH 150mm TO 300mm
	RED DASHED LINE INDICATES ROOT BARRIER WHERE TREES ARE WITHIN 2m OF HARDSCAPE, TYP.		SOIL DEPTH 300mm TO 450mm
	TOTAL TREE CANOPY COVERAGE: 485.0m ²		SOIL DEPTH 450mm TO 600mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 600mm TO 750mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 750mm TO 900mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 900mm TO 1050mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 1050mm TO 1200mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 1200mm TO 1350mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 1350mm TO 1500mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 1500mm TO 1650mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 1650mm TO 1800mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 1800mm TO 1950mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 1950mm TO 2100mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 2100mm TO 2250mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 2250mm TO 2400mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 2400mm TO 2550mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 2550mm TO 2700mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 2700mm TO 2850mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 2850mm TO 3000mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 3000mm TO 3150mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 3150mm TO 3300mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 3300mm TO 3450mm
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	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 4050mm TO 4200mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 4200mm TO 4350mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 4350mm TO 4500mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 4500mm TO 4650mm
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	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 4800mm TO 4950mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 4950mm TO 5100mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 5100mm TO 5250mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 5250mm TO 5400mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 5400mm TO 5550mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 5550mm TO 5700mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 5700mm TO 5850mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 5850mm TO 6000mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 6000mm TO 6150mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 6150mm TO 6300mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 6300mm TO 6450mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 6450mm TO 6600mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 6600mm TO 6750mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 6750mm TO 6900mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 6900mm TO 7050mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 7050mm TO 7200mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 7200mm TO 7350mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 7350mm TO 7500mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 7500mm TO 7650mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 7650mm TO 7800mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 7800mm TO 7950mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 7950mm TO 8100mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 8100mm TO 8250mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 8250mm TO 8400mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 8400mm TO 8550mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 8550mm TO 8700mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 8700mm TO 8850mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 8850mm TO 9000mm
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	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 9600mm TO 9750mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 9750mm TO 9900mm
	TOTAL TREE CANOPY COVERAGE: 10.0m ²		SOIL DEPTH 9900mm TO 10050mm



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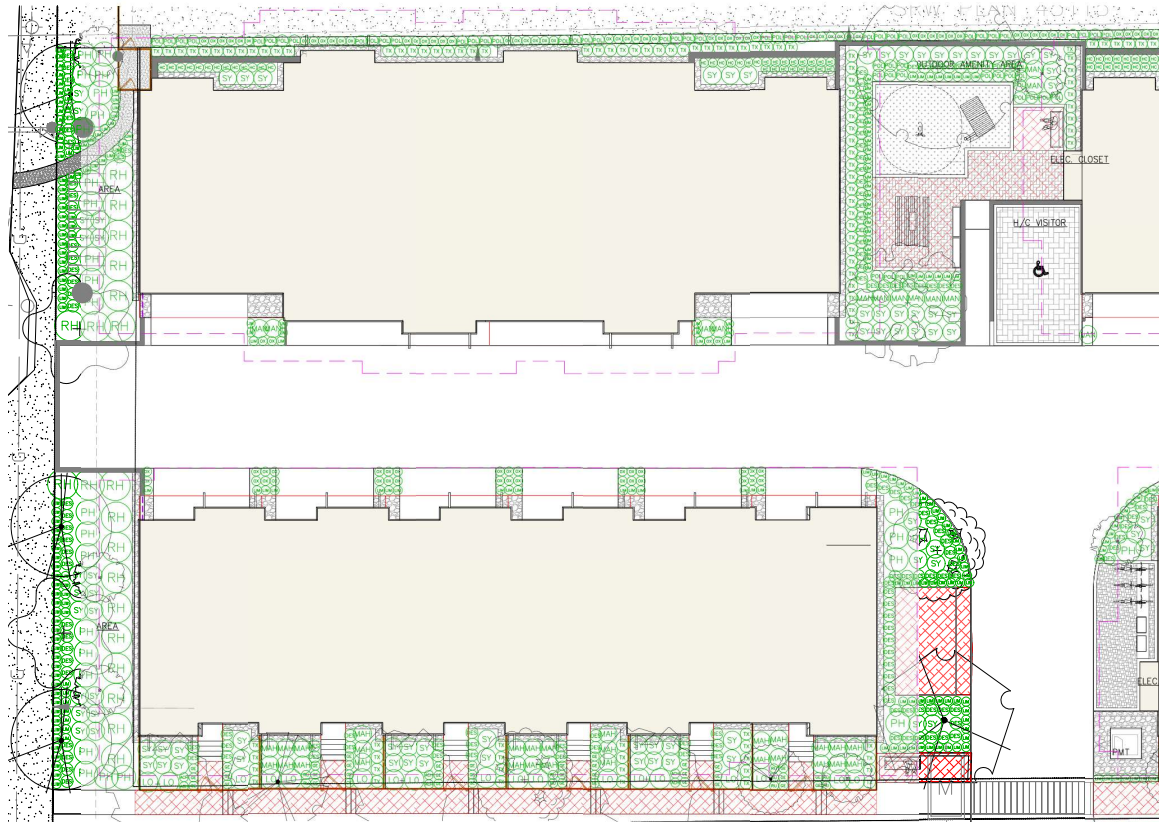
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13	28 FEB 21	REV. FOR LANDSCAPE FOR PERMITS/CONTRACT	DMG
14	24 FEB 21	REV. FOR NEW SITE PLAN, TREE PLAN	DMG
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CLIENT:
PROJECT:
TOWNHOUSE DEVELOPMENT
112 MORAY ST
PORT MOODY

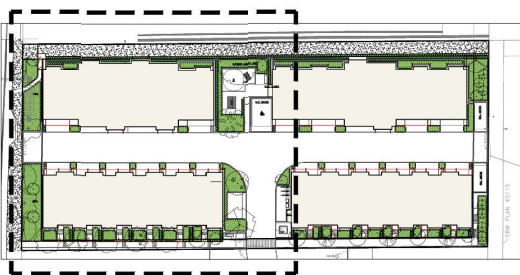
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TREE COVERAGE & SOIL DEPTH PLAN

DATE: 23 MAR 21 DRAWING NUMBER:
SCALE: 1:150
DRAWN: CJ
DESIGN: CJ
CHKD: CLG OF 5

PMG PROJECT NUMBER: **23-046**



REFER TO L4 FOR FULL PLANTING LIST.



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17	24 FEB 17	REVISED FOR SUBMISSION	DRG
18	24 FEB 17	REV. FOR NEW SITE PLAN, CON PLAN	DRG
19	28 FEB 17	NEW SITE PLAN/UTILITY REV. FOR PERMISSON	CLOSET
20	28 FEB 17	REV. FOR NEW SITE PLAN, CON PLAN	CL
21	24 MAR 17	REVISED DETAILS	CL
22	23 FEB 17	REV. FOR NEW SITE PLAN	CL
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26	23 MAR 17	REV. FOR NEW SITE PLAN	CL
27	23 MAR 17	REV. FOR NEW SITE PLAN	CL
28	23 MAR 17	REV. FOR NEW SITE PLAN	CL
29	23 MAR 17	REV. FOR NEW SITE PLAN	CL

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT: _____

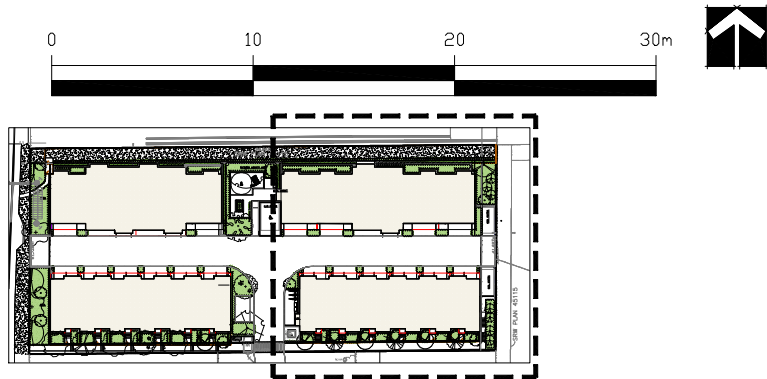
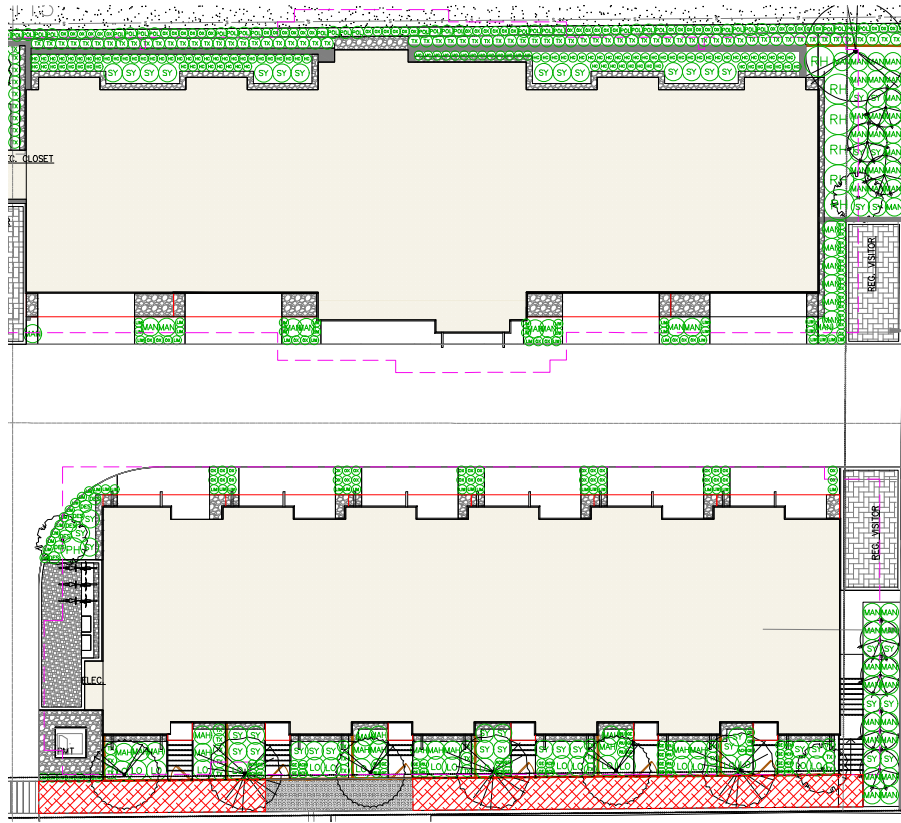
PROJECT: _____

TOWNHOUSE DEVELOPMENT
112 MORAY ST
PORT MOODY

DRAWING TITLE:
SHRUB PLAN

DATE: 23 MAR 17 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CJ
DESIGN: CJ
CHKD: CJG

L3
OF 5



PLANT SCHEDULE				PMG PROJECT NUMBER: 23-046		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS	
SHRUB	39	LONDERIA AILEATA	BOXLEAF HONEYSUCKLE	43 POT: 50CM		
	44	MANHUA ACUTIFOLIA*	ORANGE GRAPE	43 POT: 50CM		
	66	MANHUA NERVOIDA*	LONGLEAF MANHUA	43 POT: 50CM		
	23	PHAEOLIPUS LEWISII BLEZZARD*	BLIZZARD MOON ORANGE	43 POT: 50CM		
	35	INDIGOSPERM MACROPHYLLUM	PACIFIC INDIGOSPERM	43 POT: 50CM NATIVE		
	126	SYMPHORICARPOS ALBUS*	SNOWBERRY	43 POT: 50CM		
	196	TAXUS X MEDIA 'VELUT'	HILL'S YEW	1.6M BAB		
	TERRAZZO	135	DESCHAMPSIA CESPYTOSA	TUFFED HAIR GRASS	#1 POT: NATIVE	
		19	ACHILLEA MILEFOLIUM 'SUMMER PASTELS'	'SUMMER PASTELS' YARROW; WHITE	15CM POT	
		62	GERANIUM 'CANTABRIGENSIS' 'BENHOVO'	GERANIUM; 'BENHOVO'	15CM POT	
140		HEDERA CLODIAE	PERSIAN IVY	15CM POT		
277		LEPIDIUM MEDICALE	BLUE LIL-SHIRT	15CM POT		
23		RUBICORA FULGIDA VAR SULLKANTHII	GOLDSTURMROSE; YELLOW	15CM POT: NATIVE		
187		OXALIS OREGANA (EVERGREEN FORM)	EVERGREEN REDWOOD-SORREL	#1 POT: 20CM NATIVE		
84		POLYSTICHUM MUNITUM*	WESTERN SWORD FERN	#1 POT: 20CM		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA STANDARD. BOTH POT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFERS TO SPECIFIC CONDITIONS FOR OPENED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTION: OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - OBTAIN APPROVAL OF CONTRACTOR OF AVAILABILITY. * ALL LANDSCAPE MATERIALS AND HYDRONAMSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BEGONIAS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

* INDICATES PLANTS CHOSEN SPECIFICALLY FROM THE CITY OF PORT MOODY PREFERRED LIST.

NATIVE PLANTS ARE INDICATED BY THE REMARKS

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SCALE:

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NO.	DATE	REVISION DESCRIPTION	DR.
11	24 FEB 24	REVISE FOR SUBMISSION	DMG
12	24 FEB 24	REV. FOR NEW SITE PLAN, TREE PLAN	DMG
13	24 FEB 24	NEW SITE PLAN, TREE PLAN FOR PERMISSSION	DMG
14	24 FEB 24	REV. FOR NEW SITE PLAN, TREE PLAN	DMG
15	24 FEB 24	REVISE DETAILS	DMG
16	24 FEB 24	REV. FOR NEW SITE PLAN	DMG
17	24 FEB 24	REV. FOR NEW SITE PLAN	DMG
18	25 JUN 23	REV. FOR NEW SITE PLAN	DMG
19	23 MAR 23	OFFER TREE	DMG
20	23 MAR 23	REV. TREE ELEMENTS	DMG
21	23 MAR 23	REV. FOR NEW SITE PLAN, COMMENTS	DMG
22	23 MAR 23	REV. FOR NEW SITE PLAN, COMMENTS	DMG

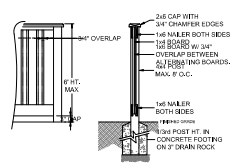
NO. DATE REVISION DESCRIPTION DR.

PROJECT:
TOWNHOUSE DEVELOPMENT
112 MORAY ST
PORT MOODY

DRAWING TITLE:
SHRUB PLAN

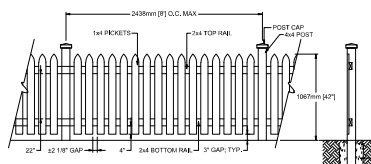
DATE: 23 MAR 23 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CJ
DESIGN: CJ
CHKD: CLG OF 5

PMG PROJECT NUMBER: 23-046



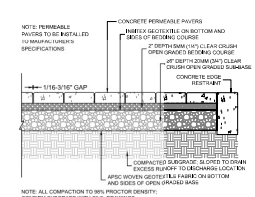
1. SELECT PRESURE TREATED OR CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE GRADE AT CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE NOT EXP. GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FINISH SELECTION APPROVED BY PRODUCT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

1 6' HT. MAX. SOLID WOOD FENCE
1/25



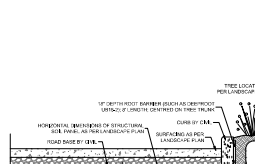
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE GRADE AT CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE NOT EXP. GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FINISH SELECTION APPROVED BY PRODUCT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

5 1.07m [42\"] WOOD PICKET FENCE
1/25



- NOTE: ALL COMPACTION TO ONLY PRODUCE DENSITY COMPACTED SUBGRADE WITH OVER CHANGING.
- NOTE: PERMEABLE PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

2 PERMEABLE PAVERS ON GRADE
1/25



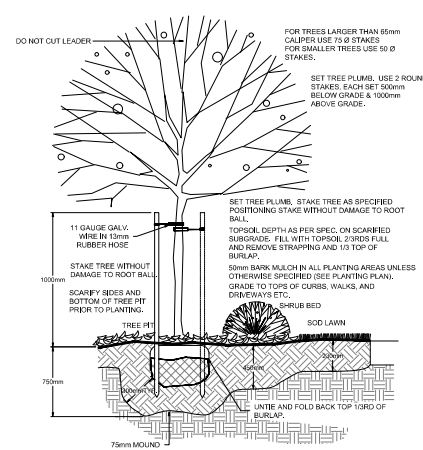
- NOTE: ALL COMPACTION TO ONLY PRODUCE DENSITY COMPACTED SUBGRADE WITH OVER CHANGING.

3 PAVERS ON GRADE
1/25

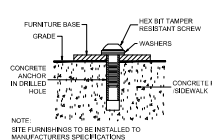


- NOTE: ALL COMPACTION TO ONLY PRODUCE DENSITY COMPACTED SUBGRADE WITH OVER CHANGING.

6 STRUCTURAL SOIL BENEATH PAVING
1/25



4 PLANTING DETAILS
1/25



7 SITE FURNITURE MOUNTING
1/25

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NO.	DATE	REVISION DESCRIPTION	DR.
11	24 FEB 21	REVISED FOR SUBMISSION	DRG
12	24 FEB 21	REV. PER NEW SET PLAN COMMENTS	DRG
13	28 FEB 23	NEW SET LAYOUT, REV. FOR PERMITSUBMISSION	CLM
14	28 FEB 23	REV. PER NEW SET PLAN COMMENTS	DRG
15	28 FEB 23	REVISED SETS	CL
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30	28 FEB 23	REV. PER NEW SET PLAN	CL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

112 MORAY ST
PORT MOODY

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 23 MAR 17 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: CJ

DESIGN: CJ

CHECK: CLG

OF 5

PMG PROJECT NUMBER: 23-046

L5

Application Fact Sheet

Address: 112 Moray Street

File(s) REZ00053 (Rezoning)
DP000091 (DP – Form and Character)
DP000092 (DP – Hazardous Lands)

Intent: To rezone the subject property and issue a development permit for a 24-unit townhouse development at 112 Moray Street.

Table 1 – Policy Information

Item	Existing	Proposed
<i>OCP Land Use Designation</i>	Single Family Low Density	No change – TOA legislation supersedes existing OCP designation
<i>Zone</i>	RS1	RM4
<i>Proposed Development Uses</i>	Vacant lot	24 Unit townhouse development, across 4 buildings.
<i>Development Permit Area</i>	DPA 1 – Neighbourhood Residential for form and character DPA 5 – Hazardous Lands (potential for soil liquefaction)	No change
<i>Transit-Oriented Area</i>	<ul style="list-style-type: none"> • 3rd tier – within 800m of rapid transit. • 8 storeys or 3.0 Floor Area Ratio (FAR) 	Proposing 3 storeys per building and 0.95 FAR

Table 2 – Development Proposal Details

Development Component	Metric	Comments/Assessment
<i>Land Area – m2 (ft2)</i>	3,948m ² (0.98 acres)	
<i>Floor Area Ratio (FAR)</i>	0.95	Below the TOA entitlement
<i>Residential Floor Area – m² (ft²)</i>	3,754.1m ² (40,408.9ft ²)	
<i>Residential Units (tenure)</i>	Strata	
<i>Building height (storeys)</i>	3	Each of the four buildings is proposed as 3 storeys
<i>Family Friendly Units</i>	Minimum of 10% 3-bedroom units	100% 3-bedroom and 4-bedroom units (meets policy)
<i>Vehicle Parking</i>	51	Within TOA, so no residential parking minimums are required. Proposal provides 2 spaces per townhouse unit, 2 visitor parking spaces, and 1 accessible space
<i>Bicycle Parking</i>	51	Will need to demonstrate parking in architectural drawings

PORT MOODY
CITY OF THE ARTS

Version 1.2, February 2026

Sustainability Report Card Multi Family Projects

Applicant:	CityState Consulting Group		
Telephone:	(778) 242-8221	Email:	carola@citystate.ca
Registered owner:	1308847 B.C. Ltd.		
Project address:	112 Moray Street, Port Moody, BC V3H 2S5		
Proposed use:	Townhouse	Total floor space (m2):	3,754.10
Building type:	Slab-on-grade	Number of storeys:	3
Number of units:	24		

Pillar	Total possible points	Sum of N/A points	Sum of missed points	SWB Bonus Points*	Applicant total points	Pillar % score
Cultural Sustainability	56	12	33	0	11	25%
Economic Sustainability	30	3	17	0	10	37%
Environmental Sustainability	178	25	117.5	0	35.5	23%
Social Sustainability	165	31	114	4	20	18%

Cultural Sustainability		
Question	Score awarded	Comments
C1a	1/2	0
C1b	4/6	0.6% Contribution to art reserve
C2	0/2	
C3	1/2	Proposal indicated special designed bench and picnic table
C4	1/2	Inclusion of interpretive panels adds to cultural vitality
C5	0/1	
C6	1/3	Point provided for heritage acknowledgement.
C7	0/3	
C8	0/3	
C9	0/2	
C10	2/2	
C11	0/2	
C12	1/2	Consider including Indigenous history of this land
C13	0/8	
C14	0/3	
C15	0/	Site topography necessitates retaining walls at the north and west elevations which limit opportunity for on-site design to enhance streetscape.
C16	1/3	Point provided for heritage acknowledgement.

PORT MOODY CITY OF THE ARTS <small>Version 1.2, February 2026</small>	<h2 style="margin: 0;">Sustainability Report Card</h2> <h3 style="margin: 0;">Multi Family Projects</h3>
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Question	Score awarded	Economic Sustainability	Comments
EC1	2/13	Description listed under 'Other' not relevant to active transportation. Plans do not demonstrate connectivity to transit	
EC2	2/2		
EC3	2/6	The applicant will need to complete an LCA to demonstrate this material use.	
EC4	3/3		
EC5	1/3		
EC6	0/		
EC7	1/3		

Environmental Sustainability		
Question	Score awarded	Comments
EN1	2/20	Absence of existing trees on the site not relevant, as the applicant removed them.
EN2	0/15	Engineering - Item B. Plans will need to demonstrate systems that support street trees.
EN3a	0/15	
EN3b	0/6	
EN4	1/0	⊕
EN5	0/5	ENV - more info needed; otherwise 0 score.
EN6	0/5	⊕
EN7	1/5	⊕
EN8	2/4	ENV - more info needed on Landscape Pln to award final score
EN9	1.5/3	ENV - more info needed on Landscape Pln to award final score
EN10	0/2	
EN11	0/2	ENV - not to my knowledge. Zero awarded.
EN12	1/12	
EN13	1/11	Applicant to demonstrate sidewalk connection
EN14	10/10	TL-Energy performance not yet designed and submit. Zero awarded for current stage,
EN14	2/2	
EN15	4/11	Points for emissions reductions will not be counted until LCA is submitted.
EN16	0/10	
EN17	3/8	Ensure suites are compliant with Metro Vancouver's One Cool Room policy.
EN18	1/8	No points for canopy cover increase due to applicant's prior removal of mature trees.
EN19	6/6	TL - Building is achieving Step Code Level 5
EN20	1/2	Green waste needs to be included, follow the guidelines in the City's Guide to SSMUH.
EN21	0/3	⊕
EN22	0/	Absence of existing trees on the site not relevant, as the applicant removed them.
EN23	1/3	One point awarded for achieving Energy Step Code Step 5.
EN-SWB1	0/5	Unanswered
EN-SWB2	0/2	Unanswered
EN-SWB3	0/13	Unanswered

Sustainability Report Card

Multi Family Projects

Social Sustainability		
Question	Score awarded	Comments
S1	6/30	<i>Including amenities AND CAG? Should this not be one or the other?</i>
S2	1/25	AHF \$80,817.80 contribution
S3	1/23	
S4	10/10	
S5	0/10	
S6	0/10	
S7	0/9	No mix of housing types
S8	2/7	TL - Minimum air handling devices required according to Building Code
S9	1/7	Dog run is inaccessible to pedestrians
S10	0/6	
S11	0/5	
S12	0/3	
S13	0/3	A CPTED analysis is req'd for scoring
S14	1/3	Landscape Plans indicate dog run, but applicant wrote "no" - to follow up with applicant
S15	0/2	
S16	0/2	TL - Such detail not yet provided
S17	2/2	Need to have a written commitment from applicant detailing proposed initiatives.
S18a	0/1	A shadow study is req'd for scoring
S19	0/3	
S20	0/	
S21	2/3	
S-SWB1	0/6	Unanswered
S-SWB2	0/3	Unanswered
S-SWB3	0/1	Unanswered
S-SWB4	2/2	TL - Balconies on 2nd floor serve as awnings for entrances
S-SWB5	0/5	
S-SWB6	1/1	
S-SWB7	0/3	
S-SWB8	1/2	TL - Individual entry porch provided
S-SWB9	0/1	Unanswered

Sustainability Report Card

Multi Family Projects

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 value, 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

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.

2. Economic Sustainability

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
<p>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.</p>	<p>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.</p>

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.

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 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 this measure with respect to the 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 bylaw adoption or permit approval.

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: CityState Consulting Group
Telephone: (778) 242-8221 **Email:** carola@citystate.ca
Registered owner: 1308847 B.C. Ltd.
Project address: 112 Moray Street, Port Moody, BC V3H 2S5
Proposed use: Townhouse **Total floor space (m²):** 3,754.1
Building type: Slab-on-grade **Number of storeys:** 3
Number of units: 24

Final Score (staff to complete)

Pillar	Total possible points	Sum of N/A points	Sum of missed points	SWB Bonus Points*	Applicant total points	Pillar % score
Cultural Sustainability	56					
Economic Sustainability	30					
Environmental Sustainability	172					
Social Sustainability	165					

*SWB: Social Well Being

1. Cultural Sustainability

Arts	
<p>C1a <i>(applicants can choose between C1a or C1b)</i> (12 points possible)</p> <p>Does the project designate space for artists or creative enterprises to be retained for the lifetime of the project?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A <i>(applicants can choose between C1a or C1b)</i></p> <p>If yes:</p> <p>Check all that apply: <i>(up to 12 points)</i></p> <p><input type="checkbox"/> family-size live-work units – sold below market value <i>(3 points per unit, max 8 points)</i></p> <p><input type="checkbox"/> family-size live-work units – sold at market value <i>(2 points per unit, max 6 points)</i></p> <p><input type="checkbox"/> plaza, creative placemaking space, available for public use <i>(4 points)</i></p> <p><input type="checkbox"/> publicly viewable exhibition space <i>(2 points)</i></p> <p><input type="checkbox"/> developer identified need/opportunity <i>(up to 4 points)</i></p> <p>Please specify: _____</p> <p>Provide the size and details of the proposed space(s):</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p>For the spaces being provided in this project, how will operation be managed? (e.g., who is responsible for managing tenants, maintenance, etc.)</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<div style="background-color: #808080; color: white; padding: 5px; margin-bottom: 10px;">Resources</div> <p>Developer Public Art Guidelines</p> <p>Art in Public Spaces Master Plan</p> <p>Arts and Culture Master Plan</p> <div style="background-color: #808080; color: white; padding: 5px; margin-bottom: 10px;">Enforcement</div> <ul style="list-style-type: none"> - Units (market and below market) will be secured through a Housing Agreement. - Plaza/creative/exhibition 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. <div style="background-color: #f0f0f0; padding: 5px; margin-bottom: 10px;">Staff comments</div> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <div style="text-align: right; margin-top: 20px;">Score <input type="text"/> /12</div>

<p>C1b <i>(applicants can choose between C1a or C1b)</i> (6 points possible)</p> <p>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? <i>(Note: Art in Public Places Policy encourages at least 0.6% of construction costs)</i> (4 points)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A <i>(applicants can choose between C1a or C1b)</i></p> <p>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)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>Resources</p> <p>Developer Public Art Guidelines</p> <p>Art in Public Spaces Master Plan</p> <p>Arts and Culture Master Plan</p>
<p style="text-align: center;">OR</p> <p>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)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A <i>(applicants can choose between C1a or C1b)</i></p> <p>What is the proposed contribution to the City's Artwork Reserve Fund? <i>(Note: Art in Public Spaces Policy encourages at least 0.6% of construction costs)</i> (up to 2 points)</p> <p><i>(2 points if contribution is at least 10% greater than recommendation)</i></p> <p>\$ amount: _____ % of construction budget: <u>0.6</u></p>	<p>Enforcement</p> <ul style="list-style-type: none"> - 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.
	<p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /6</p>

<p>C2 (2 points possible)</p> <p>Does the project include artistically designed (professionally designed) architectural elements that enhance the overall visual appeal of the development (e.g., water feature)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, describe how:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>Enforcement</p> <ul style="list-style-type: none"> - Architectural elements will be secured through the Development Permit. - Elements on Landscape Plans will be subject to securities. <p>Staff comments</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>
<p>C3 (2 points possible)</p> <p>Does the project include artistically designed (professionally designed) street furniture and/or streetscape enhancements (e.g., artistically designed benches, streetlights, tree grates)? <i>(Note: consider maintenance and replacement of furniture/enhancements)</i></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes, describe the furniture/enhancements and how they will be maintained:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>Enforcement</p> <ul style="list-style-type: none"> - Elements on Landscape Plans will be subject to securities. - Elements included in Civil Plans will be secured through the Servicing Agreement. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>

<p>C4 (2 points possible)</p> <p>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:</p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>The project supports Strategic Direction #4 of the Art in Public Spaces Master Plan by providing in-kind and cash contributions in accordance with the Art in Public Spaces Corporate Policy. Specifically, in-kind cultural amenities include interpretive panels that will highlight the property's historical ownership by the Nielsen and Pinda families, and importance in the context of Moody Centre's history.</p> </div>	<div style="background-color: #cccccc; padding: 2px;">Resources</div> <p>Art in Public Spaces Master Plan Arts and Culture Master Plan</p> <div style="background-color: #cccccc; padding: 2px;">Enforcement</div> <p>- N/A</p> <div style="background-color: #cccccc; padding: 2px;">Staff comments</div> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>
<p>C5 (1 point possible)</p> <p>Does the project include artistic elements for the benefit of the residents/ occupants (e.g., artistic features in a private courtyard or main entryway)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="background-color: #cccccc; padding: 2px;">Enforcement</div> <p>- Architectural elements will be secured through the Development Permit.</p> <p>- Elements on Landscape Plans will be subject to securities.</p> <div style="background-color: #cccccc; padding: 2px;">Staff comments</div> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /1</p>

Heritage	
<p>C6 (3 points possible)</p> <p>Have you consulted with City staff to determine if any of the structures on the subject property may have heritage value?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </p> <p>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?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </p>	<p>Resources</p> <p>Heritage Register</p> <hr/> <p>Enforcement</p> <p>– Submission of Statement of Significance with application will be required.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid #ccc; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /3</p>
<p>C7 (3 points possible)</p> <p>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?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </p> <p>If yes, provide the address of the structure included in the heritage conservation plan:</p> <p>Address: _____</p>	<p>Enforcement</p> <p>– Submission of a conservation plan will be required with application.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid #ccc; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /3</p>

<p>C8 (3 points possible)</p> <p>Does the project include reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation? <i>(3 points)</i></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p>Enforcement</p> <p>– 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.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /3</p>
<p>C9 (2 points possible)</p> <p>Where the preservation of a heritage structure in its original location cannot be accommodated, relocation may be considered.</p> <p>Does this project include heritage relocation within Port Moody? <i>(2 points)</i></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p>Resources</p> <p><i>Conservation of Historic Places in Canada:</i> historicplaces.ca</p> <p>Enforcement</p> <p>– Written confirmation of commitment to relocate structure and details of plans for the building in its new location will be required.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>

<p>C10 (2 points possible)</p> <p>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?</p> <p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A </p> <p>If yes, please explain: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Landscape and/or amenity features will incorporate wood salvaged from trees removed from the site prior to application submission.</p> </div>	<p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>
<p>C11 (2 points possible)</p> <p>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.</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </p>	<p>Resources</p> <p>Heritage Register</p> <p>Enforcement</p> <ul style="list-style-type: none"> - Confirmation of intention to add the heritage structure to the Heritage Register will be required. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>

<p>C12 (2 points possible)</p> <p>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.)?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, please explain: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 80px;"> <p>On-site and off-site interpretive panels that will highlight the property's historical ownership by the Nielsen and Pinda families, and importance in the context of Moody Centre's history.</p> </div>	<p>Enforcement</p> <ul style="list-style-type: none"> - Follow up will depend on the method used to acknowledge cultural connections to the site. Determined by staff. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>
Public Realm	
<p>C13 (8 points possible)</p> <p>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?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, check all that apply: <i>(up to 4 points)</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Artistic stormwater management features <i>(1 point)</i> <input type="checkbox"/> Restores the frontage of an existing building in Historic Moody Centre <i>(2 points)</i> <input type="checkbox"/> Proposed artistic paving treatments <i>(1 point)</i> <input type="checkbox"/> Adds aesthetics to functional elements of the streetscape <i>(1 point)</i> <input type="checkbox"/> Aesthetically pleasing and functional benches, bike rack, planter, lighting etc. upgrades <i>(1 point)</i> <input type="checkbox"/> Interaction of the project with the public e.g., edible landscape/foilage <i>(1 point)</i> <input type="checkbox"/> Artistic panels in entry foyer <i>(1 point)</i> <input type="checkbox"/> Other <i>(up to 1 point)</i> <p>Are the streetscape elements designed by a local artist? (4 points)</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid black; height: 180px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /8</p>

<p>C14 (3 points possible)</p> <p>Does your project include any innovative cultural sustainability aspects not captured in the Report Card?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please explain: (up to 3 points)</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p>Enforcement</p> <p>- Will depend on the type of innovation, determined by staff.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p>C15</p> <p>Does your project face any unique site constraints that limit cultural sustainability achievement?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, please explain:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Site topography necessitates retaining walls at the north and west elevations which limit opportunity for on-site design to enhance streetscape.</p> </div>	<p>Enforcement</p> <p>- N/A</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

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.

The former Nielsen Residence was a wood frame structure identified on the City's Heritage Register. It was not a municipally designated or protected heritage property. The building fell into disrepair and had to be demolished in 2025. To mark its significance to Port Moody's history, the project incorporates architectural expression that reflects the structure's original character-defining elements, including lapped siding and gabled roofs. It will also incorporate interpretive panels that will highlight the property's historical ownership by the Nielsen and Pinda families, and importance in the context of Moody Centre's history.

Prior to being cleared, the site accommodated dozens of mature trees, some of which would have been planted by its historical owners. Wood from the most suitable trees will be salvaged and incorporated into landscape features such as a harvest table and bench in the outdoor common amenity space.

Any difference between the value of in-kind artistic and cultural amenities and the recommended Public Art Contribution of 0.6% of construction costs will be provided as cash in lieu.

Enforcement

- Highlighted in Council reports

Staff comments

Score /3

Total Cultural Sustainability Pillar Points = /56

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 commercial areas 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 to direct residents to off-site features and nearby amenities (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 project delivers a rare mix of family-oriented housing units in a Transit-oriented Area (TOA) that supports a greater demographic and economic diversity along the City's major bus and SkyTrain corridors. Specifically, it delivers undersupplied 3- and 4-bedroom units

Resources

[Master Transportation Plan Examples](#)

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.
- Signage will be confirmed through the Signage Plan.

Staff comments

Score /13

<p>EC2 (2 points possible)</p> <p>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?</p> <p><i>(Note that only estimates are required for proposed assessed value as actual assessed values would not be available at this point in the project)</i></p> <p><u>Current (Land & Improvement)</u></p> <p>Class 1 – residential assessed value: <u>\$8,956,000</u></p> <p>Class 2 – utilities assessed value: _____</p> <p>Class 3 – supportive housing assessed value: _____</p> <p><u>Estimated Proposed (Land & Improvement)</u></p> <p>Class 1 – residential assessed value: <u>\$30,000,000</u></p> <p>Class 2 – utilities assessed value: _____</p> <p>Class 3 – supportive housing assessed value: _____</p> <p style="text-align: center;"><i>Proposed assessed value is higher than current assessed value = 2 points</i> <i>Proposed assessed value is the same as current assessed value = 1 point</i> <i>Proposed assessed value is lower than current assessed value = 0 points</i></p>	<div style="background-color: #cccccc; padding: 2px;">Resources</div> <p>Official Community Plan land use plan map</p> <p>BC Assessment Property Classification</p> <div style="background-color: #cccccc; padding: 2px;">Enforcement</div> <p>- N/A</p> <div style="background-color: #cccccc; padding: 2px;">Staff comments</div> <div style="border: 1px solid #ccc; height: 300px; width: 100%;"></div> <div style="text-align: right; padding-top: 10px;">Score <input type="text"/> /2</div>
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Local Economy	
<p>EC3 (6 points possible)</p> <p>Does the project contribute to a circular economy?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all the circular economy initiatives: (up to 6 points)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> re-use of resources (deconstruction for re-use, materials made from recycled/reclaimed materials, materials made from natural inputs) <i>(2 points)</i> <input type="checkbox"/> local repair café <i>(2 points)</i> <input type="checkbox"/> collaboration between local enterprises/industry <i>(2 points)</i> <input type="checkbox"/> design for the future/design for deconstruction <i>(2 points)</i> <input type="checkbox"/> maker-space/tool library <i>(2 points)</i> <input type="checkbox"/> foster a sharing initiative (e.g., car share, bike share etc.) <i>(2 points)</i> <input type="checkbox"/> Other – please describe: <i>(up to 2 points)</i> <div style="border: 1px solid #ccc; height: 40px; width: 100%; margin-top: 5px;"></div>	<p>Resources</p> <p>Canadian Circular Economy</p> <p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid #ccc; height: 80px; width: 100%; margin-top: 5px;"></div> <p style="text-align: right;">Score <input type="text"/> /6</p>
<p>EC4 (3 points possible)</p> <p>Will the project attempt to source local (Port Moody) labour, supply and materials?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 3 points)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Local supply of materials <i>(1 point)</i> <input checked="" type="checkbox"/> Local labour <i>(1 point)</i> <input checked="" type="checkbox"/> Local contractors <i>(1 point)</i> <input checked="" type="checkbox"/> Local professional services <i>(1 point)</i> <input type="checkbox"/> Other – please describe: <i>(1 point)</i> <div style="border: 1px solid #ccc; height: 40px; width: 100%; margin-top: 5px;"></div>	<p>Enforcement</p> <ul style="list-style-type: none"> - Architectural elements will be secured through the Development Permit. - Contractors will be confirmed through the Building Permit. <p>Staff comments</p> <div style="border: 1px solid #ccc; height: 80px; width: 100%; margin-top: 5px;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>

<p>EC5 (3 points possible)</p> <p>Does your project include any innovative economic sustainability aspects not captured above?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe: (up to 3 points)</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Enforcement</p> <p>- Will depend on the type of innovation, determined by staff.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value=""/> /3</p>
<p>EC6</p> <p>Does your project face any unique site constraints that limit economic sustainability achievement?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Enforcement</p> <p>- N/A</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

<p>EC7</p>	<p>Enforcement</p>
<p style="text-align: right;">(3 points possible)</p> <p>Summarize the project's economic sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:</p>	<p>- Highlighted in Council report</p>
<p>The project delivers a rare mix of family-oriented housing units in a Transit-oriented Area (TOA) that supports a greater demographic and economic diversity along the City's major bus and SkyTrain corridors. Specifically, it delivers undersupplied 3- and 4-bedroom units.</p> <p>Local materials, contractors, labour, and professionals will be employed as much as possible.</p>	<p>Staff comments</p> <div style="border: 1px solid #ccc; height: 500px; width: 100%;"></div>
	<p style="text-align: right;">Score <input type="text" value="0"/> /3</p>
<p>Total Economic Sustainability Pillar Points = <input type="text" value="0"/> /30</p>	

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): exc

0 (none existing) (up to 5 points)

Number of existing trees over 10 cm protected on site:

0 (none existing) (up to 5 points)

Replacement tree ratio: N/A (cannot divide by zero) (up to 5 points)

(Note: Native tree species are preferred for areas immediately adjacent to Environmentally Sensitive Areas)

- Trees planted on-site: 37
- Trees planted off-site: 0
- Cash-in-lieu: 0

Existing canopy cover (%): 0

Proposed canopy cover at 20 years post development (%): 12.56

*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](#)

[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

Score /20

<p>EN2 (15 points possible)</p> <p>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?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes:</p> <p>Do the site conditions work to restore stormwater flows to be closer to pre-development historical conditions? (2 points)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Indicate which of these approaches the project will use:</p> <p>A. <u>Nature-based Green Infrastructure solutions.</u></p> <p>Check all that apply: (up to 9 points)</p> <p><input type="checkbox"/> Watercourse daylighting (3 points)</p> <p><input type="checkbox"/> Constructed wetlands (3 points)</p> <p><input type="checkbox"/> Rain gardens (up to 3 points)</p> <p><input type="checkbox"/> Bioswales (up to 3 points)</p> <p><input type="checkbox"/> Green roof/wall (up to 3 points)</p> <p><input type="checkbox"/> Other – please describe: (up to 2 points)</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>B. <u>Engineered Green Infrastructure solutions.</u></p> <p>Check all that apply: (up to 4 points)</p> <p><input type="checkbox"/> Rainwater harvesting (2 points)</p> <p><input checked="" type="checkbox"/> Systems that support street trees (e.g., trenches, soil cells, structural soils, etc.) (1 point)</p> <p><input type="checkbox"/> Roof downspout disconnection to Green Infrastructure (1 point)</p> <p><input type="checkbox"/> Water quality structures (1 point)</p> <p><input checked="" type="checkbox"/> Absorbent landscaping (1 point)</p> <p><input checked="" type="checkbox"/> Other – please describe: (up to 2 points)</p> <div style="border: 1px solid black; padding: 5px;"> <p>Stormwater retention tank will capture peak flows and stabilize discharge rates to City storm main.</p> </div>	<p>Resources</p> <p>Metro Vancouver's Stormwater Source Control Guidelines</p> <p>Climate Action Plan</p> <p>The Chines Integrated Stormwater Management Report (metrovancover.org)</p> <p>DFO Land Development Guidelines</p> <p>2018 KWL IDF Curves for Climate Change</p> <p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /15</p>
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<p>EN3 (<i>applicants choose A or B</i>) (15 or 6 points possible)</p> <p>A. Does the project protect, restore and/or compensate for site ecology on-site?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A (<i>applicants choose A or B</i>)</p> <p>If yes, check all that apply: (up to 15 points)</p> <p><input type="checkbox"/> Watercourse daylighting <i>(5 points)</i></p> <p><input type="checkbox"/> Constructed wetlands <i>(3 points)</i></p> <p><input type="checkbox"/> No increase in existing impervious area <i>(4 points)</i></p> <p style="padding-left: 40px;">Area (m²): _____</p> <p><input type="checkbox"/> Riparian Area Restoration <i>(up to 3 points)</i></p> <p><input type="checkbox"/> Aquatic restoration <i>(2 points)</i></p> <p><input type="checkbox"/> Non-riparian forest restoration <i>(2 points)</i></p> <p><input type="checkbox"/> Native/"naturescape" landscaping <i>(2 points)</i></p> <p><input type="checkbox"/> Removal of invasive plant species from natural areas <i>(2 points)</i></p> <p><input type="checkbox"/> Other biodiversity and habitat enhancement <i>(1 point)</i></p> <p><input type="checkbox"/> Salvage replanting <i>(1 point)</i></p> <p><input type="checkbox"/> Other – please describe: <i>(up to 3 points)</i></p> <div style="border: 1px solid black; height: 30px; width: 400px; margin-left: 20px;"></div>	<p>Resources</p> <p>Naturescape Policy 13-6410-03</p> <p>Enforcement</p> <p>– Elements on Landscape Plans will be subject to securities.</p>
<p style="text-align: center;">OR</p> <p>B. Does the project provide other biodiversity enhancement in an urban setting?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A (<i>applicants choose A or B</i>)</p> <p>If yes, check all that apply: (up to 6 points)</p> <p><input type="checkbox"/> Other biodiversity and habitat enhancement <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> Native/"naturescape" landscaping <i>(2 points)</i></p> <p><input checked="" type="checkbox"/> Other – please describe: <i>(up to 3 points)</i></p> <div style="border: 1px solid black; padding: 5px; margin-left: 20px;">Removal and treatment of Japanese knotweed.</div>	<p>Staff comments (A)</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p>Staff comments (B)</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /15 or 6</p>

<p>EN4 (10 points possible)</p> <p>Is the proposed property located in an Environmentally Sensitive Area (ESA)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes:</p> <p>i. What is the designation of the ESA?</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>ii. What are the means of ESA protection? (up to 8 points)</p> <p><input type="checkbox"/> Dedication <i>(3 points)</i></p> <p><input type="checkbox"/> Covenant <i>(1 point)</i></p> <p><input type="checkbox"/> Monitoring <i>(up to 2 points)</i></p> <p><input type="checkbox"/> Other – please explain: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>iii. How is the ESA being improved? (up to 2 points)</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p>Resources</p> <p>Official Community Plan Map 13: Environmentally Sensitive Areas and Appendix 2: Development Permit Area Guidelines</p> <p>Enforcement</p> <p>– Environmentally Sensitive Area DP, other means of protection are required as established in criteria ii.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /10</p>
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<p>EN5 (5 points possible)</p> <p>Does the project reduce potable water use from existing site conditions and/or per capita?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 5 points)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Drought tolerant landscaping (xeriscaping) with native species (0.5 points) <input type="checkbox"/> Installation of a water meter display to show consumption for occupants more frequently than billing (0.5 points) <input checked="" type="checkbox"/> Non-water dependent materials/features for ground cover treatment (0.5 points) <input type="checkbox"/> Irrigation system with central control, rain sensors, and drip irrigation on and off-site (0.5 points) <input type="checkbox"/> Captured rainwater irrigation or greywater system (0.5 points) <input type="checkbox"/> Other – please explain: (up to 2 points) <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>Resources</p> <p>Water meter Specifications</p> <p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /5</p>
<p>EN6 (5 points possible)</p> <p>Is the project located along the Burrard Inlet foreshore or otherwise impacted by coastal flooding (e.g., sea level rise, coastal squeeze, etc.)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>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)</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>Resources</p> <p>Green Shores</p> <p>Port Moody Zoning Bylaw Section 5.3.5</p> <p>Enforcement</p> <ul style="list-style-type: none"> - Setbacks and minimum building elevation are confirmed through the Development Permit and Building Permit. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /5</p>

<p>EN7 (5 points possible)</p> <p>Does the project redevelop and rehabilitate a brownfield site? (5 points)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p>	<p>Resources</p> <p>Brownfields</p> <p>Contaminated Sites Regulations</p> <p>Enforcement</p> <p>- Proof of compliance with provincial contaminated sites regulations will be required.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /5</p>
<p>EN8 (4 points possible)</p> <p>Does the design of outdoor lighting incorporate technology to minimize the harmful effects of light pollution?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Check all that apply to ensure that lights are: (up to 4 points)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Only on when needed (0.5 points) <input checked="" type="checkbox"/> Only light the area that needs it (0.5 points) <input checked="" type="checkbox"/> No brighter than necessary (0.5 points) <input checked="" type="checkbox"/> Minimizes blue light emissions (0.5 points) <input checked="" type="checkbox"/> Fully shielded (pointing downward) (0.5 points) <input checked="" type="checkbox"/> LED lights (0.5 points) <input checked="" type="checkbox"/> Non-reflective pavement surface (0.5 points) <input checked="" type="checkbox"/> Other – describe the lighting plan for the site and its dark sky friendly features: (up to 0.5 points) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>On-site lighting will be minimal and likely limited to downward-facing lights at unit entrances.</p> </div>	<p>Resources</p> <p>International Dark Sky Association for Dark Sky Friendly Lighting</p> <p>Enforcement</p> <p>- Lighting details will be confirmed through the Building Permit and will be subject to securities through Landscape Plans.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /4</p>

<p>EN9 (3 points possible)</p> <p>Does the project provide bird-friendly development through landscaping features that provide habitat to native species and building design that reduces bird collisions?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 3 points)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Building design minimizes the quantity of glass (0.5 points) <input type="checkbox"/> Incorporation of visual markers (0.5 points) <input type="checkbox"/> Incorporation of features to block reflections (0.5 points) <input checked="" type="checkbox"/> Landscaping is appropriate distance from glass features (0.5 points) <input checked="" type="checkbox"/> Reduces light pollution (0.5 points) <input checked="" type="checkbox"/> Building design reduces trapping potential by ensuring open pipes, ventilation grates and drains are inaccessible to birds (0.5 points) <input type="checkbox"/> Landscaping plan incorporates a diversity of native plants that provide food options for birds throughout the year (0.5 points) <input type="checkbox"/> Landscaping plan creates habitat complexity by including ground cover, shrubs, understory, and canopy layers in a stepped pattern (0.5 points) <input type="checkbox"/> Other – please explain: (0.5 points) <div style="border: 1px solid black; height: 20px; width: 400px; margin-top: 5px;"></div>	<p>Resources</p> <p>Vancouver Bird Strategy</p> <p>Enforcement</p> <ul style="list-style-type: none"> - Elements included on Landscape Plans will be subject to securities. - Architectural elements will be secured through the Development Permit. <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p>EN10 (2 points possible)</p> <p>Does the project include forest fire prevention measures or fire smart building features?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, list all features: (up to 2 points)</p> <div style="border: 1px solid black; height: 150px; width: 450px; margin-top: 5px;"></div>	<p>Resources</p> <p>Fire Smart Canada</p> <p>Enforcement</p> <ul style="list-style-type: none"> - Materials will be confirmed through the Building Permit. <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>

<p>EN11 (2 points possible)</p> <p>Is the project seeking third party environmental certifications (e.g., Salmon Safe BC certification)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>	<p>Resources</p> <p>Salmon Safe BC Certification</p> <p>Enforcement</p> <p>- Certification will be confirmed through Section 219 Covenant.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>
<p>Air Quality – Low Carbon Mobility</p>	
<p>EN12 (12 points possible)</p> <p>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?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 12 points)</p> <p><input type="checkbox"/> Unbundled and/or district parking (2 points)</p> <p><input type="checkbox"/> Level 2 EVSE installed (as defined in technical bulletin) (2 points)</p> <p><input type="checkbox"/> Public EV DC Fast Charging EVSE installed (2 points)</p> <p><input type="checkbox"/> Subsidized transit pass and transit information package (2 points)</p> <p><input type="checkbox"/> Micro e-charging is provided for a minimum of 10% of storage/parking spaces (e.g. e-bicycle, e-scooter) (2 points)</p> <p><input type="checkbox"/> Energized EV Charging for visitor parking (2 points)</p> <p><input type="checkbox"/> End of trip bicycle facilities (2 points)</p> <p><input type="checkbox"/> Bike share and assigned parking (2 points)</p> <p><input type="checkbox"/> Car share and assigned parking space provision in nearby on-street/public parking (2 points)</p> <p><input checked="" type="checkbox"/> Other – please describe: (up to 2 points)</p> <div style="border: 1px solid gray; padding: 5px; margin-top: 5px;"> <p>Short-term bicycle parking spaces are provided on-site despite not being required.</p> </div>	<p>Resources</p> <p>Port Moody Zoning Bylaw</p> <p>Port Moody Electric Vehicle charging Infrastructure Bulletin</p> <p>Enforcement</p> <p>- Elements noted on Architectural Plans will be confirmed through the Development Permit and Building Permit Plans.</p> <p>- Transit passes/unbundled & district parking will be secured through a Section 219 Covenant.</p> <p>- End of trip facilities/parking uses included on Architectural Plans will be confirmed through the Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /12</p>

<p>EN13 (11 points possible)</p> <p>Does the project incorporate measures to support and increase active transportation?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 11 points):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations (1 point) <input type="checkbox"/> Improved crossings of busy streets (1 point) <input checked="" type="checkbox"/> Improved local pedestrian routes, local bike networks/trails (1 point) <input type="checkbox"/> Safe, secure, accessible, and sustainable footpaths (1 point) <input type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow (1 point) <input type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings (1 point) <input checked="" type="checkbox"/> Pedestrian scale lighting (1 point) <input type="checkbox"/> Pedestrian/bike only zones (1 point) <input checked="" type="checkbox"/> Improves connections to transit (bus/SkyTrain/West Coast Express) (1 point) <input type="checkbox"/> Other – please describe: (up to 2 points) <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 5px;"></div>	<p>Resources</p> <p>Port Moody Master Transportation Plan</p> <p>Enforcement</p> <ul style="list-style-type: none"> - Elements included in Civil Plans will be included in Servicing Agreement. - Elements included in Architectural Plans will be secured through Development Permit. <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 5px;"></div> <p style="text-align: right;">Score <input type="text"/> /11</p>
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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: Individual heat pump
 - Fuel source (e.g. electricity, renewable etc.): Electricity
- Hot water mechanical system (up to 3 points)
 - Description: Conventional storage tank
 - Fuel source (e.g. electricity, renewable etc.): Electricity
- Cooling mechanical system (up to 2 points)
 - Description: Individual heat pump
 - 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 commitment confirmed through the Energy Step Code Corporate Policy commitment and Building Permit.

- Mechanical systems confirmed through Building Permit Plans.

Staff comments

Score /12

<p>EN15 (11 points possible)</p> <p>Will the project include strategies to reduce lifecycle (embodied) greenhouse gas emissions from the project and increase carbon sequestration? <i>(Note that projects should aim to have total embodied carbon emissions below 500 kgCO₂e/m²)</i></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes:</p> <p>Check all that apply: (up to 10 points)</p> <p><input type="checkbox"/> Tracking and reporting project embodied emissions <i>(1 point)</i></p> <p><input type="checkbox"/> Embodied emissions third-party certification: <i>(1 point)</i> List the certification: _____</p> <p><input checked="" type="checkbox"/> Wood frame construction <i>(2 points)</i></p> <p><input type="checkbox"/> Low carbon concrete construction <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> materials sourced locally to reduce transportation emissions <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> labour sourced locally to reduce transportation emissions <i>(1 point)</i></p> <p><input type="checkbox"/> Selecting materials with environmental product declarations <i>(1 point)</i></p> <p><input type="checkbox"/> Low embodied emissions disposal of materials <i>(1 point)</i></p> <p><input type="checkbox"/> Utilization of natural insulation products <i>(1 point)</i></p> <p><input type="checkbox"/> Targeting third party certification under ISO 14040, ISO 14044, and/or EN15978 <i>(2 points)</i></p> <p><input type="checkbox"/> Commitment to reduce at least 40% of embodied emissions compared to project embodied emissions baseline: <i>(2 points)</i> % reduction committed to: _____</p> <p><input type="checkbox"/> Submission of pre- and post-construction lifecycle assessment <i>(2 points)</i></p> <p><input type="checkbox"/> Low embodied emissions material selection policy <i>(1 point)</i></p> <p><input type="checkbox"/> Benchmarking embodied emissions performance <i>(1 point)</i></p> <p><input type="checkbox"/> Other – please describe: <i>(1 point)</i></p> <div style="border: 1px solid black; height: 40px; width: 450px; margin-top: 5px;"></div> <p>Please state the estimated embodied emissions of the project: (1 point)</p> <ul style="list-style-type: none"> • over the building's estimated lifespan: <u>TBD</u> • in kgCO₂e/m²: <u>TBD</u> <p>Provide the name of the calculator used to provide an estimate and/or the name of the organization who provided the embodied emissions analysis:</p> <div style="border: 1px solid black; padding: 5px; width: 450px; margin-top: 5px;">TBD</div>	<p>Resources</p> <p>Life Cycle Assessment (LCA) Practice Guide [Carbon Leadership Forum]</p> <p>CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum</p> <p>lcm-public-sector-guide.pdf (gov.bc.ca)</p> <p>Methodology to Calculate Embodied Carbon of Materials [RICS] (PDF)</p> <p>Whole Building Life Cycle Assessment: Reference Building Structure and Strategies [ASCE]</p> <p>Zero Code – Off-Site Procurement of Renewable Energy [Architecture 2030] (PDF)</p> <p>Carbon Smart Materials Palette [Architecture 2030]</p> <p>Athena Impact Estimator</p> <p>Environment Agency's Carbon Calculator for Construction Activities</p> <p>eTool</p> <p>One Click LCA Tally</p> <p>Project teams may use a carbon calculator that is not listed above but must include the name of tool/organization completing the assessment</p> <p>Enforcement</p> <p>- Commitment will be secured through Section 219 Covenant.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 5px;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /11</p>
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<p>EN16 (10 points possible)</p> <p>Will the project achieve a recognized industry standard for sustainable design? <i>(Note that the City does not accept equivalencies and applicants must complete full certification)</i></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes, check all that apply:</p> <p><input type="checkbox"/> Built Green Canada – certification level: <i>(10 points)</i></p> <p>_____</p> <p><input type="checkbox"/> LEED – certification level: <i>(10 points)</i></p> <p>_____</p> <p><input type="checkbox"/> Zero Carbon Building Standard <i>(10 points)</i></p> <p><input type="checkbox"/> Energy Star <i>(10 points)</i></p> <p><input type="checkbox"/> BOMA BEST <i>(10 points)</i></p> <p><input type="checkbox"/> Canadian Passive House Institute <i>(10 points)</i></p> <p><input type="checkbox"/> International Living Future Institute – Zero Carbon Certification <i>(10 points)</i></p> <p><input type="checkbox"/> Other – please describe: <i>(up to 10 points)</i></p> <p>_____</p>	<p>Resources</p> <p>Built Green Canada</p> <p>LEED Canada</p> <p>Zero Carbon Building Standard</p> <p>Energy Star</p> <p>BOMA BEST</p> <p>Canadian Passive House Institute</p> <p>ILFI – Zero Carbon Certification</p> <p>Enforcement</p> <p>- Commitment will be secured through Section 219 Covenant.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /10</p>
<p>EN17 (8 points possible)</p> <p>Does the project include strategies to ensure buildings do not overheat in future climate change scenarios?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: <i>(up to 8 points)</i></p> <p><input type="checkbox"/> Natural/passive ventilation <i>(1 point)</i></p> <p><input type="checkbox"/> Stacked windows <i>(1 point)</i></p> <p><input type="checkbox"/> Earth tempering ducting <i>(1 point)</i></p> <p><input type="checkbox"/> Passive evaporative cooling <i>(1 point)</i></p> <p><input type="checkbox"/> Fixed/operable external shading <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> Natural shading <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> Low window to wall area ratio <i>(1 point)</i></p> <p><input type="checkbox"/> Thermal massing <i>(1 point)</i></p> <p><input type="checkbox"/> Building Energy Model using future climate weather files <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> High-efficiency low carbon mechanical cooling <i>(1 point)</i></p> <p><input type="checkbox"/> Other – please describe: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Resources</p> <p>Pacific Climate Impacts Consortium future weather files</p> <p>City of Vancouver Passive Design Toolkit</p> <p>Enforcement</p> <p>- Elements included in Architectural Plans will be secured through the Development Permit and confirmed through the Building Permit.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /8</p>

<p>EN18 (8 points possible)</p> <p>Does the project reduce the heat island effect on the site?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 8 points)</p> <p><input type="checkbox"/> Water features on site (1 point)</p> <p><input checked="" type="checkbox"/> Natural shade around the structures (trees, climbing plants) (1 point)</p> <p><input checked="" type="checkbox"/> Increase canopy cover compared to existing canopy cover (1 point)</p> <p><input type="checkbox"/> Green infrastructure such as green roofs, rain gardens, absorbent landscaping etc. (1 point)</p> <p><input type="checkbox"/> Use of low-albedo materials (1 point)</p> <p><input type="checkbox"/> Reducing waste heat production through energy efficiency and active transportation (1 point)</p> <p><input type="checkbox"/> Other – please describe: (up to 2 points)</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Resources</p> <p>Reducing Urban Heat Islands to Protect Health in Canada</p> <p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /8</p>
<p>EN19 (6 points possible)</p> <p>Which Step of the Energy Step Code will the project be designed to comply with?</p> <p>Part 9</p> <p><input type="checkbox"/> Step 3 (0 points)</p> <p><input type="checkbox"/> Step 4 (2 points)</p> <p><input checked="" type="checkbox"/> Step 5 (3 points)</p> <p>Part 3</p> <p><input type="checkbox"/> Step 2 (0 points)</p> <p><input type="checkbox"/> Step 3 (2 points)</p> <p><input type="checkbox"/> Step 4 (3 points)</p>	<p>Resources</p> <p>Building Bylaw</p> <p>BC Energy Step Code</p> <p>Energy Step Code Corporate Policy</p> <p>Enforcement</p> <ul style="list-style-type: none"> - Step Code commitment will be confirmed through the Building Permit process and a Section 219 Covenant. <p>Staff comments</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /6</p>

<p>EN20 (2 points possible)</p> <p>Does the project allocate sufficient and accessible recycling and garbage storage space in multi-residential complexes compatible with Metro Vancouver’s Technical Specifications for Recycling and Garbage Amenities in Multi Family Developments? (1 point)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, outline the space provided for each (m²):</p> <p>Residential recycling: <u>13.4</u></p> <p>Residential garbage: <u>6.6</u></p> <p>Residential green waste: <u>N/A</u></p> <p>Does the design of the waste area provide safe and universally accessible access in a secure common area? (1 point)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes – please explain:</p> <div style="border: 1px solid black; padding: 5px; min-height: 60px;"> <p>Waste enclosure near site entrance, accessible from internal strata road.</p> </div> <p>Does the design of the waste area align with the Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Resources</p> <p>Zoning Bylaw</p> <p>Metro Vancouver’s Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments</p> <p>Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers</p> <p>Enforcement</p> <p>- Elements included on the Architectural Plans will be secured through the Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>
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<p>EN21 (3 points possible)</p> <p>Does your project include any innovative environmental sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Enforcement</p> <p>- Will depend on the type of innovation, determined by staff.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p>EN22</p> <p>Does your project face any unique site constraints that limit environmental sustainability achievement?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Absence of existing trees precludes ability to achieve points for tree retention and replacement (15 points total).</p> </div>	<p>Enforcement</p> <p>- Highlighted in Council reports.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

<p>EN23 (3 points possible)</p> <p>Summarize the project's environmental sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:</p> <div style="border: 1px solid black; padding: 10px; min-height: 400px;"> <ul style="list-style-type: none"> -Removal of invasive species (Japanese knotweed). -Increased tree canopy ratio. -Native plantings. -Permeable hardscape materials. -Minimizes light pollution. -Encourages active and public transportation options. -Achieves Step 5 of Step Code and utilizes low carbon energy systems. </div>	<p>Enforcement</p> <ul style="list-style-type: none"> - Highlighted in Council reports. <p>Staff comments</p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /3</p>
<p>Total Environmental Sustainability Pillar Points = <input type="text" value="0"/> /172</p>	

Environmental Sustainability – Bonus Points (Per Social Well Being Guidelines)	
<p>EN-SWB1 (5 bonus points possible)</p> <p>Does your project provide secure bike parking to accommodate cargo bikes, electric bikes, strollers, and mobility scooters? This applies to low-rise, mid-rise and high-rise buildings within the TOA.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 5 bonus points)</p> <p><input type="checkbox"/> Dedicate between 10% to 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 metre (3.2 feet) wide. (3 bonus points)</p> <p><input type="checkbox"/> Provide racks next to outlets that do not require lifting the bicycle in order to lock it. (2 bonus points)</p>	<p>Enforcement</p> <p>– Bike parking will be secured through the Development Permit.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid #ccc; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /5</p>
<p>EN-SWB2 (2 bonus points possible)</p> <p>Does your proposal include bold signage, graphics, colour, and murals (on walls or on the ground) in parkades to enhance wayfinding and boost a sense of belonging? This applies to mid-rise and high-rise buildings within the TOA.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 2 bonus points)</p> <p><input type="checkbox"/> Incorporate artwork that is appealing to the expected demographics in the building (for example, families, seniors, etc.) (2 bonus points)</p>	<p>Enforcement</p> <p>– Parkade graphics/murals will be secured through the Development Permit.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid #ccc; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>

<p>EN-SWB3 (13 bonus points possible)</p> <p>Does your project incorporate safe and easy pedestrian and bicycle access to and from the parkade? This applies to high-rise buildings within the TOA.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 13 bonus points)</p> <p><input type="checkbox"/> Include either a bicycle elevator or allow for safe, easy bike access through the parkade ramp. <i>(10 bonus points)</i></p> <p><input type="checkbox"/> Include signage and wayfinding to indicate bicycle access routes. <i>(2 bonus points)</i></p> <p><input type="checkbox"/> In mixed use buildings, provide elevator access and wayfinding to retail at grade from the underground parking. <i>(1 bonus point)</i></p>	<p>Enforcement</p> <p>- Safe and easy pedestrian and bicycle access to and from the parkade will be secured through the Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /13</p>
<p>Total Social Well Being Guidelines – Bonus Points = <input type="text" value="0"/> /20</p>	

4. Social Sustainability

<p>S1 (30 points possible)</p> <p>Does the project provide voluntary amenities?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A (select if making contribution to the City's amenity reserve)</p> <p>If yes:</p> <p>Check all that apply: (up to 15 points)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Community centre/facility (15 points) <input type="checkbox"/> Childcare facility/space (10 points) <ul style="list-style-type: none"> <input type="checkbox"/> Operated by a non-profit (5 points) <input type="checkbox"/> Space for growing food (3 points) <input checked="" type="checkbox"/> Child play areas (1 point) <input checked="" type="checkbox"/> Gathering place/space (1 point) <input type="checkbox"/> Usable public park/greenspace (10 points) <input type="checkbox"/> Streetscape and pedestrian improvements (2 points) <input type="checkbox"/> Accessible landscaped roof deck (3 points) <input checked="" type="checkbox"/> Dog runs/ dog wash station (2 points) <input type="checkbox"/> Work space (2 points) <input type="checkbox"/> Other – please describe: (up to 3 points) <div style="border: 1px solid black; height: 30px; width: 450px; margin-top: 10px;"></div>	<p>Resources</p> <p>Community Amenity Contribution Policy</p> <p>Enforcement</p> <ul style="list-style-type: none"> - 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.
OR	
<p>Does the project contribute to the General Community Amenity Contribution Reserve as per the Community Amenity Contribution Policy? (2 points)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A (select if amenities are provided on site)</p> <p>If yes, what is the \$ amount contributed:</p> <p>TBD (161,635.60 less in-kind)</p> <hr style="width: 450px; margin-left: 0;"/>	<p>Staff comments</p> <div style="border: 1px solid black; height: 130px; width: 200px;"></div> <p style="text-align: right;">Score <input type="text"/> /30</p>

<p>S2 (25 points possible)</p> <p>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?</p> <p>Check all that apply:</p> <p><input type="checkbox"/> 5% shelter rate housing <i>(up to 25 points)</i></p> <p><input type="checkbox"/> 15% Affordable rental housing <i>(up to 15 points)</i></p> <p><input type="checkbox"/> 20% Purpose-built market rental housing <i>(up to 5 points)</i></p> <p><input type="checkbox"/> 15% Rent to own <i>(up to 2 points)</i></p> <p><input checked="" type="checkbox"/> Affordable housing fund contribution <i>(1 point)</i></p> <p><input type="checkbox"/> None <i>(0 points)</i></p> <p>If none, describe other measures or amenities provided in lieu of provision of affordable housing:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p>If purpose-built/affordable rental, provide the following information:</p> <p>Types (e.g., purpose-built or affordable): _____</p> <p>Description (bedroom number breakdown): _____</p> <p>% of total housing units: _____</p> <p>If financial contribution, what is the total amount of dollars dedicated to the City's Affordable Housing Reserve Fund? <u>\$80,817.80</u></p> <p>Does this amount exceed the \$2/sqft requirement? <i>(1 point)</i></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>Resources</p> <p>Port Moody Affordable Housing Reserve Fund Policy</p> <p>Interim Affordable Housing Guidelines</p> <p>Community Amenity Contribution Policy</p> <p>Enforcement</p> <p>- Commitments will be secured through Housing Agreement and Community Amenity Contribution collection process.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /25</p>
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<p>S3 (23 points possible)</p> <p>Does the project provide accessible residential unit(s) and accessible project design features for multi-residential developments beyond City requirements?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all the residential unit feature options: (up to 21 points) <i>(Note: adaptable and accessible units are as defined in the BC Building Code)</i></p> <p><input type="checkbox"/> 60% of single storey residential units are adaptable units <i>(1 point)</i></p> <p><input type="checkbox"/> 70% of single storey residential units are adaptable units <i>(1 point)</i></p> <p><input type="checkbox"/> 80% of single storey residential units are adaptable units <i>(1 point)</i></p> <p><input type="checkbox"/> 90% of single storey residential units are adaptable units <i>(1 point)</i></p> <p><input type="checkbox"/> 100% of single storey residential units are adaptable units <i>(1 point)</i></p> <p><input type="checkbox"/> 10% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 20% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 30% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 40% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 50% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 60% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 70% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 80% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 90% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input type="checkbox"/> 100% of single storey residential units are accessible units <i>(2 points)</i></p> <p><input checked="" type="checkbox"/> Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses <i>(1 point)</i></p> <p>Follow up or if no, list any additional accessible features provided that are not already required by the BC Building Code: (up to 2 points) Examples include:</p> <ul style="list-style-type: none"> • Accessible amenity features • Number of elevators exceeds Building Code requirement • Automated door opening <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Majority of site circulation, including to common amenity areas, designed to be accessible. One unit is adaptable on the 2nd floor, including a bedroom and bathroom.</p> </div>	<p>Resources</p> <p>BC Building Code Accessibility Handbook</p> <p>Enforcement</p> <p>- Architectural elements will be secured through the Development Permit and Building Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /23</p>
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<p>S4 (10 points possible)</p> <p>Does the project include a range of unit sizes for a variety of household types?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes: (maximum of 10 points for mixed tenure)</p> <p>For Market Strata projects, does the project meet or exceed the following proportion of bedroom types:</p> <p><input checked="" type="checkbox"/> At least 30% of the total project units be 2 and 3-bedroom units (up to 5 points)</p> <p><input checked="" type="checkbox"/> At least 10% of the total project units be 3-bedrooms or more (up to 5 Points)</p> <p style="text-align: center;">OR</p> <p>For Market Rental projects, does the project meet or exceed the following proportion of bedroom types:</p> <p><input type="checkbox"/> At least 25% of the total project units be 2 and 3-bedroom units (up to 5 points)</p> <p><input type="checkbox"/> At least 5% of the total project units be 3-bedrooms or more (up to 5 Points)</p>	<p>Enforcement</p> <p>- Unit types will be secured through the Housing Agreement.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /10</p>
<p>S5 (10 points possible)</p> <p>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?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, list the % of units secured for 60 years or the lifespan of the building: _____ (up to 10 points)</p>	<p>Resources</p> <p>Interim affordable housing Policy</p> <hr/> <p>Enforcement</p> <p>- Commitment will be secured through the Housing Agreement.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /10</p>

<p>S6 (10 points possible)</p> <p>Does the project support aging in place? (Refer to Age Friendly Plan recommendations) (i.e., adult care, assisted living space, independent senior living space)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes, list all the supports for aging in place: <i>(up to 10 points)</i> <i>Note: this criterion does not include adaptable and/or accessible units.</i></p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div>	<p>Resources</p> <p>Age Friendly Plan</p> <p>Fraser Health Family Guide to Services for Seniors</p> <p>Enforcement</p> <ul style="list-style-type: none"> - Elements on Architectural Plans will be secured through the Development Permit. - Elements on Landscape Plans will be subject to securities. <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /10</p>
<p>S7 (9 points possible)</p> <p>Does the development include a mix of housing types?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, list the number of units per housing type: <i>(up to 9 points)</i></p> <ul style="list-style-type: none"> • Live-work units: _____ (3 points) • Ground-oriented units: <u>24</u> _____ (3 points) • Lock-off units _____ (3 points) 	<p>Enforcement</p> <ul style="list-style-type: none"> - Elements on Architectural Plans will be secured through Development Permit and Building Permit. - Rental units will be secured through the Housing Agreement. <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /9</p>

<p>S8 (7 points possible)</p> <p>Will the project ensure occupants have clean, cool air during times of poor air quality and/or wildfire events beyond Building Code requirements?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: (up to 7 points)</p> <p><input type="checkbox"/> Improved mechanical ventilation (e.g., proper commissioning, increase outdoor air intake) <i>(1 point)</i></p> <p><input type="checkbox"/> Improved air filtration (e.g., HEPA particulate air filtration) <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> Airtightness better than ACH of 2 <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> No indoor combustion appliances (e.g., gas stove or fireplace) <i>(1 point)</i></p> <p><input type="checkbox"/> Homeowner/occupant health and safety information <i>(1 point)</i></p> <p><input type="checkbox"/> Other – please describe: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 5px;"></div>	<p>Resources</p> <p>Guidance for Cleaner Air Spaces During Wildfire Smoke Events</p> <p>Guide to Air Cleaners in the Home</p> <hr/> <p>Enforcement</p> <p>- Commitment will be secured through Building Permit.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%; margin-top: 5px;"></div> <p style="text-align: right;">Score <input type="text"/> /7</p>
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<p>S9 (7 points possible)</p> <p>Does the design of the project help to facilitate mental health, wellness and social connectedness?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes:</p> <p>Check all that apply: (up to 7 points)</p> <p><input type="checkbox"/> Semi-public gathering space with comfortable seating <i>(1 point)</i></p> <p><input type="checkbox"/> All weather recreation areas/wellness space <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> Pet friendly units / amenities (e.g., dog run) <i>(1 point)</i></p> <p><input type="checkbox"/> Greenspace that facilitates socialization <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> Prioritizing pedestrians <i>(1 point)</i></p> <p><input type="checkbox"/> Creative design to promote social interaction <i>(1 point)</i></p> <p><input type="checkbox"/> Other – please describe: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p>Reference to plans (e.g., landscape plans/architectural plans, etc.)</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Resources</p> <p>Strengthening Neighbourhood Resilience</p> <p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /7</p>
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<p>S10 (6 points possible)</p> <p>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)?</p> <p>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</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>List all the stakeholders and their involvement: <i>(1 point)</i></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p>Identify actions taken in response to stakeholder input:ec4 <i>(up to 5 points)</i></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="background-color: #cccccc; padding: 2px;">Resources</div> <p>A Guide to Community Revitalization</p> <div style="background-color: #cccccc; padding: 2px;">Enforcement</div> <p>- Summary of community engagement will be required.</p> <div style="background-color: #cccccc; padding: 2px;">Staff comments</div> <div style="border: 1px solid #ccc; height: 280px; width: 100%;"></div> <div style="text-align: right; padding-top: 10px;">Score <input type="text"/> /6</div>
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<p>S11 (5 points possible)</p> <p>Does the project provide or designate spaces for growing food in private or common areas including on-site secure composting to support gardening activities?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes:</p> <p>Check all that apply: (up to 5 points)</p> <p><input type="checkbox"/> Community garden <i>(2 points)</i></p> <p><input type="checkbox"/> Secure on-site community compost <i>(2 point)</i></p> <p><input type="checkbox"/> Secure features (e.g., fencing to prevent wildlife access, tool storage etc.) <i>(1 point)</i></p> <p><input type="checkbox"/> Other – please describe: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; height: 60px; width: 450px; margin-top: 5px;"></div>	<p>Resources</p> <p>City of Vancouver Bulletin: Sustainable Large Development (PDF)</p> <p><i>Applies to large developments (2+ Acres).</i></p> <p>Enforcement</p> <ul style="list-style-type: none"> - Elements on Architectural Plans will be secured through Development Permit. - Elements on Landscape Plans will be subject to securities. <p>Staff comments</p> <div style="border: 1px solid gray; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /5</p>
<p>S12 (3 points possible)</p> <p>Will the project undertake any of the following analysis?</p> <p><input type="checkbox"/> Acoustic analysis <i>(1 point)</i></p> <p><input type="checkbox"/> Thermal comfort analysis <i>(1 point)</i></p> <p><input type="checkbox"/> CPTED analysis <i>(1 point)</i></p>	<p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid gray; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>

<p>S13 (3 points possible)</p> <p>Does the design of the site prevent crime through crime prevention through environmental design principles (CPTED)?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe the crime prevention design measures: (up to 3 points)</p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>-Clear delineation between public, semi-private, and private spaces discourages trespassing. -Site design avoids creating "hiding spaces" where unwanted activity can take place.</p> </div>	<p>Resources CPTED</p> <p>Enforcement</p> <ul style="list-style-type: none"> - 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. <p>Staff comments</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p>S14 (3 points possible)</p> <p>Will the project allow for pet friendly rental units?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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)</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p>Resources Pets OK BC</p> <p>Enforcement</p> <ul style="list-style-type: none"> - A Section 219 Covenant related to no prohibition on pet rental for strata developments will be required. <p>Staff comments</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>

<p>S15 (2 points possible)</p> <p>Does the development provide diversification by increasing the mix of uses for the particular site and its neighbourhood?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, describe the proposed uses: (up to 2 points for 3 uses)</p> <ul style="list-style-type: none"> • Residential % total floorspace/site area: _____ • Park (note type) % total floorspace/site area: _____ • Gathering space % total floorspace/site area: _____ 	<p>Enforcement</p> <p>- Elements on Architectural Plans will be secured through Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>
<p>S16 (2 points possible)</p> <p>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)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, list all measures: (up to 2 points)</p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div>	<p>Enforcement</p> <p>- Elements included in Civil Plans will be secured through the Servicing Agreement.</p> <p>- Energy and mechanical systems will be confirmed through the Building Permit.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>

<p>S17 (2 points possible)</p> <p>Does the project provide education and awareness of the sustainable features of the project for owners/occupants?</p> <p>Examples include:</p> <ul style="list-style-type: none"> • 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. <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, list all the education and awareness initiatives: <i>(up to 2 points)</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Strata rules and bylaws will consider maintenance of sustainability features, such as for the maintenance and repair of individual heat pump units.</p> </div>	<p>Enforcement</p> <ul style="list-style-type: none"> - Written commitment from applicant detailing education and awareness. - Common property features are required to be included in Strata Bylaws. <p>Staff comments</p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Need to have a Written commitment from applicant detailing education and awareness.</p> </div> <p style="text-align: right;">Score <input type="text"/> /2</p>
<p>S18 (2 points possible)</p> <p>Is the project design adapted to minimize shadow or privacy impacts to and from adjacent buildings? <i>(1 point)</i></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p style="text-align: center; background-color: #f0f0f0; padding: 5px;">AND / OR</p> <p>Does the project design integrate the results of a viewscape study with respect to water and mountain views? <i>(1 point)</i></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p>Enforcement</p> <ul style="list-style-type: none"> - A shadow/viewscap study is required through the Development Permit. <p>Staff comments</p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> </div> <p style="text-align: right;">Score <input type="text"/> /2</p>

<p>S19 (3 points possible)</p> <p>Does your project include any innovative social sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe: (up to 3 points)</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p>Enforcement</p> <p>- Will depend on the type of innovation, determined by staff.</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 120px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /3</p>
<p>S20</p> <p>Does your project face any unique site constraints that limit social sustainability achievement?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please explain:</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p>Enforcement</p> <p>- N/A</p> <p>Staff comments</p> <div style="border: 1px solid black; height: 120px; width: 100%;"></div>

<p>S21 (3 points possible)</p> <p>Summarize the project's social sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:</p> <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> -Outdoor play/gathering spaces. -Dog run. -Cash contributions to Community Amenity and Affordable Housing Reserve Funds (amounts TBC pending valuation of in-kind contributions). -Ground- and family-oriented unit sizes. -Adaptable design in one unit. -CPTED design principles. </div>	<p>Enforcement</p> <ul style="list-style-type: none"> - Highlighted in Council reports. <p>Staff comments</p> <div style="border: 1px solid black; height: 400px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /3</p>
Total Social Sustainability Pillar Points = <input type="text" value="0"/> /165	

Social Sustainability – Bonus Points (Per Social Well Being Guidelines)	
<p>S-SWB1 (6 bonus points possible)</p> <p>Does the development include a privately owned, publicly accessible, non-commercial destination, such as a mews, plaza, or other shared outdoor space? This applies to mid-rise and high-rise buildings.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, list at least five programming elements, such as play spaces, a community garden, public artwork, seating, vegetation, walking paths, or a space for pets. <i>(bonus points: 5)</i></p> <div style="border: 1px solid #ccc; height: 30px; width: 100%;"></div> <p>If yes, are the majority of the edges facing the mews or plaza space 'active edges'? <i>(bonus points: 1)</i></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Enforcement</p> <p>– These elements will be secured through the Development Permit.</p> <hr/> <p>Staff comments</p> <div style="border: 1px solid #ccc; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /6</p>

<p>S-SWB2 (3 bonus points possible)</p> <p>Are the family-friendly units (with three bedrooms or more) located with direct access to a ground-level courtyard, elevated courtyard, or occupiable roof deck space? This applies to mid-rise and high-rise buildings.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Enforcement</p> <p>- Unit types with access to courtyard will be secured through the Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /3</p>
<p>S-SWB3 (1 bonus point possible)</p> <p>Does your project include distinctive entrances through building articulation, material variation, and placing entrances in prominent locations? This applies to low-rise, mid-rise and high-rise buildings.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Enforcement</p> <p>- Elements on building articulations will be secured through Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /1</p>

<p>S-SWB4 (2 bonus points possible)</p> <p>Does your project create sheltered entrances by using awnings and overhangs at all private and shared entrances for weather protection? This applies to low-rise, mid-rise and high-rise buildings.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, does your project include:</p> <p><input type="checkbox"/> Shared entrances in mid-rise and high-rise buildings are designed with a cover that is at least 1.8 metres (6 feet) deep. (bonus points: 1)</p> <p><input type="checkbox"/> Private exterior entrances have a shelter that is at least 0.9 metres (3 feet) deep. (bonus points: 1)</p> <p><i>*Note: refer to the diagram in section 2.3 of the Social Well-Being Guidelines.</i></p>	<p>Resources</p> <p>City of Port Moody Social Well-Being Design Guidelines</p> <p>Enforcement</p> <p>- Elements on building articulations will be secured through Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /2</p>
<p>S-SWB5 (5 bonus points possible)</p> <p>Does your project 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. This applies to mid-rise and high-rise buildings.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, select all that apply:</p> <p><input type="checkbox"/> Include an easily accessible push button to open the doorway. (bonus points: 1)</p> <p><input type="checkbox"/> Include an easy-to-use call system. (bonus points: 1)</p> <p><input type="checkbox"/> Include clear graphics showing the address. (bonus points: 1)</p> <p><input type="checkbox"/> Where required, include ramps that feel of equal prominence to stairs in cases where there are grade changes. (bonus points: 1)</p> <p><input type="checkbox"/> Include a variety of lighting types (e.g. inground, overhead, wall-mounted) at entrances to ensure good visibility for people of all ages and abilities. (bonus points: 1)</p> <p><i>*Note: refer to the diagram in section 2.3 of the Social Well-Being Guidelines.</i></p>	<p>Resources</p> <p>City of Port Moody Social Well-Being Design Guidelines</p> <p>Enforcement</p> <p>- Enhanced visibility and accessibility for entrances will be secured through Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /5</p>

<p>S-SWB6 (1 bonus point possible)</p> <p>Does your project 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? This applies to low-rise, mid-rise and high-rise buildings.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, select the following if it applies.</p> <p><input type="checkbox"/> Provide a distance of 3.0 to 4.0 metres (9.8 to 13.1 feet) between the building edges and public or semi-public spaces (e.g. walkways, publicly accessible courtyards, sidewalks). (bonus points: 1)</p> <p><i>*Note: refer to the diagram in section 2.4 of the Social Well-Being Guidelines.</i></p>	<p>Resources</p> <p>City of Port Moody Social Well-Being Design Guidelines</p> <p>Enforcement</p> <p>- Transition elements from the public realm to the building edge will be secured through Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /1</p>
<p>S-SWB7 (3 bonus points possible)</p> <p>Does your proposal minimize the 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. This applies to low-rise, mid-rise and high-rise buildings.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, please select all that apply:</p> <p><input type="checkbox"/> Include features such as seating, feature lighting, placemaking elements, gardens, and landscape features. (bonus points: 1)</p> <p><input type="checkbox"/> Co-locate three to five features together to amplify activity. (bonus points: 1)</p> <p><input type="checkbox"/> Along major edges, provide an activity node every 5 metres for high-rise buildings, and every 7 to 10 metres for low-rise and mid-rise buildings. (bonus points: 1)</p>	<p>Enforcement</p> <p>- Minimizing the leftover or under-designed spaces at setbacks will be secured through Development Permit.</p> <p>Staff comments</p> <div style="border: 1px solid gray; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="checkbox"/> /3</p>

<p>S-SWB8 (2 bonus points possible)</p> <p>Does your project include unit entryways with a semi-private zone between shared corridors and each unit? This applies to low-rise, mid-rise and high-rise buildings within the TOAs.</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, select the following if it applies.</p> <p><input type="checkbox"/> Provide buffer space (or indent on the corridor side near the unit entrance that serves as a buffer) with a 0.5 metre (1.6 feet) depth.</p> <p style="text-align: right;"><i>(bonus points: 2)</i></p>	<p>Enforcement</p> <ul style="list-style-type: none"> - Each unit entryway with a semi-private zone within a shared corridor will be secured through Development Permit. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /2</p>
<p>S-SWB9 (1 bonus point possible)</p> <p>Does your project include the majority of unit entrances that are staggered (not directly facing each other) to maximize acoustic and visual privacy. This applies to low-rise, mid-rise and high-rise buildings within the TOAs.</p> <p style="text-align: right;"><i>(bonus point: 1)</i></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Enforcement</p> <ul style="list-style-type: none"> - Staggered unit entrances will be secured through Development Permit. <p>Staff comments</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text"/> /1</p>
<p>Total Social Well Being Guidelines – Bonus Points : <input type="text" value="0"/> /24</p>	

Glossary of Terms

Accessible housing: Housing designed and constructed to be universally accessible to people of diverse ages and abilities.

Active edges: A ground-floor edge (or first adjacent storey) that is activated with a combination of doors and windows. An active edge must have an entrance every 20 to 30 feet (6.1 to 9.1 metres) with window openings in between.

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.

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.

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.

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.

Transit oriented area (TOA): An area within a prescribed distance from a transit station.

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.



City of Port Moody

Report to Land Use Committee

Date: April 16, 2026
 Submitted by: Community Development Department – Development Planning Division
 Subject: Official Community Plan Amendment and Rezoning – Coronation Park (Inlet District) – Wesgroup Properties

Purpose:

To present to the Land Use Committee (LUC) an Official Community Plan (OCP) amendment and rezoning application to amend the existing land-use policies and Comprehensive Development zone for Coronation Park (Inlet District).

Resolution Options

The following resolutions are available for Land Use Committee consideration:

THAT the proposed project be endorsed as presented the report dated April 16, 2026, from the Community Development Department – Development Planning Division regarding Official Community Plan Amendment and Rezoning – Coronation Park (Inlet District) – Wesgroup Properties.

OR

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

OR

THAT proposal not be endorsed as presented for the following reasons:

Applicant:

Wesgroup Properties

Property Description:

The subject property is located along the east side of loco Road and is bound by Guildford Drive (north), Balmoral Drive (east) and Barnet Highway (south) and is known as Coronation Park, or Inlet District. The property is subject to previous Official Community Plan (OCP) amendment and rezoning applications, which have authorized the redevelopment of the lands for a high-density, master planned community.

The subject property is actively under construction and is therefore void of any buildings or structures, and most trees and vegetation have been removed. A Location Map showing the subject property and future development phases is included as **Attachment 1**.

Background:

Coronation Park (Inlet District) is designated as a high-density master planned neighbourhood in the City's OCP. This designation envisions a transit-oriented community which includes a range of building forms from six-storey low-rise to towers with a maximum height of 31 storeys. The zoning (approved in July 2024) allows for a range of permitted uses including multi-family residential, rental residential, commercial, office, and civic uses. In addition, key components of the project are the delivery of a City-owned public park and the construction of a pedestrian overpass to connect the entire neighbourhood to Inlet Centre SkyTrain station

In November of 2025, a rezoning text amendment to convert the office building in Phase A to a rental building and to relocate the office use to Phase C was approved. As part of that rezoning, Building 2 in Phase A was converted from a market-strata building to a market-rental building with the inclusion of below-market units. When this application was presented to Council, staff noted that a future application for additional density was anticipated to offset the increase in Metro Vancouver Development Cost Charges (DCCs), and for the delivery below-market housing.

Wesgroup Properties is now proposing a subsequent OCP amendment and rezoning application to increase the residential density and building heights in the Coronation Park neighbourhood. The application also seeks to remove the requirement to deliver office uses in the Coronation Park neighbourhood by allowing the office floor area to be replaced with secured market rental floor area. Lastly, the applicant is proposing to remove the minimum parking requirements for future residential uses, in alignment with Provincial legislation provisions for Transit Oriented Areas.

Land Use Policy:

Official Community Plan (OCP)

The subject property is designated Mixed Use Inlet Centre and Parks and Open Space in the City's OCP (**Attachment 2**). This designation envisions higher-density mixed-use development up to a maximum height of 31 storeys oriented around a central City-owned park.

The subject property is also within Development Permit Area 3 – Inlet Centre (DPA3) which provides urban design guidelines for form and character. In addition to the OCP, Council also adopted the Coronation Park Design Guidelines which provides detailed policies related to the urban design of the project.

Zoning

The subject property is zoned 'CD89' Comprehensive Development 89. A copy of the zone is provided as **Attachment 3**.

Neighbourhood Context:

The following land uses are adjacent to the subject property:

- **North:** Residential uses which include a townhouse complex and six single-family lots.
- **South:** A gas station, Barnet Highway and a car dealership.
- **East:** Vacant land which is under construction for high-density mixed-use development. This property is within the City of Coquitlam.
- **West:** Higher density mixed use development (Suterbrook Village) and Inlet Centre SkyTrain station.

Proposal:

The applicant is proposing an amendment to the OCP and a text amendment to the CD89 Zone to increase the amount of residential floor space, increase the maximum permitted building height and remove the requirement to provide purpose-built office space.

The key elements of the proposal include:

1. Additional residential density of approximately 34,882 m² (375,467ft²) of residential floor area to the overall neighbourhood;
 - The additional density is proposed to be split across Phases B2, C, and D, and results in the following increase in units and height:
 - Approximately 561 additional units
 - Building 5 increase building height from 31 storeys to 35 storeys;
 - Building 7 increase building height from 31 storeys to 35 storeys;
 - Building 8 increase building height from 31 storeys to 36 storeys; and
 - Building 9 increase building height from 6 storeys to 35 storeys.
2. Removal of the requirement to provide 2,717 sq. m. of purpose-built office.
3. Removal of the minimum parking requirements for future phases.

While the applicant is proposing to remove the requirement for office floor space, they have requested that the office use remain as a permitted use in the zone. This would provide the developer flexibility, should the market conditions, at that time, make the delivery of office space viable. This is discussed in greater detail in the Discussion section of this report.

A letter of intent and application booklet, which includes the applicant's rationale and preliminary drawings, are included as **Attachment 4** and **Attachment 5**.

Land Use Analysis

In order to implement the proposed changes, the following OCP policies would require amendments:

OCP Section 15.3.1

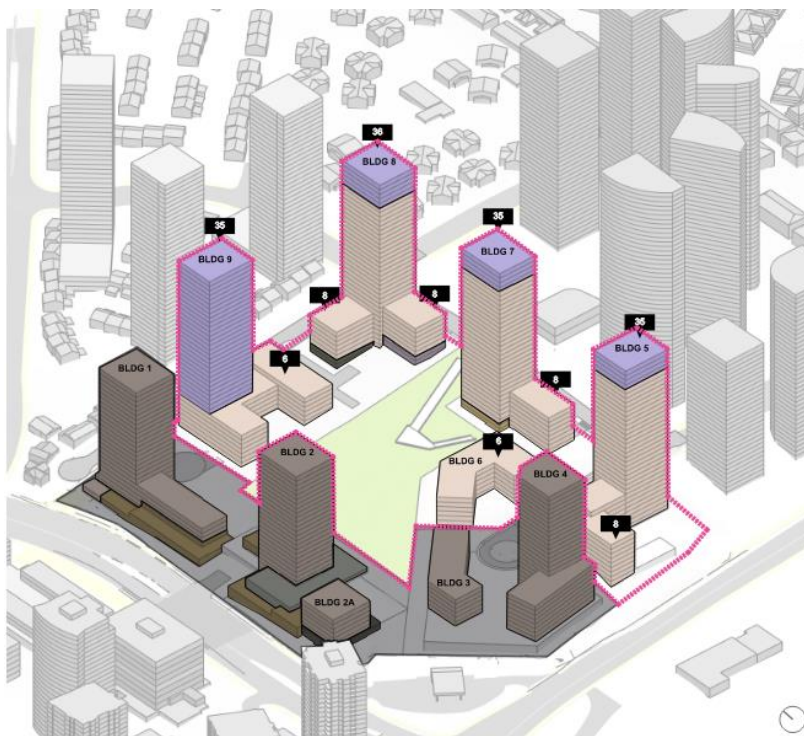
- Policy 2. iii.) The maximum permitted residential gross floor area is 194,276m², excluding private indoor amenity space.
- Policy 2. v.) Six high-rise buildings shall be permitted, ranging in height from 26 to 31 storeys.
- Policy 2. viii.) The minimum required commercial gross floor area is 9,780m².
- Policy 2. ix.) A minimum of 2,717m² of the commercial gross floor area shall be for purpose-built office use.
- Policy 2 Area A – Land Use Concept Plan map.

Based on the applicant's submission, the rationale for the increase in residential density is to offset the costs of a significant increase in Metro Vancouver DCCs, which has added approximately \$30 million over the full buildout of the development.

To secure construction financing, a project of this scale is required to demonstrate profit margins in the range of 15%. A financial analysis is being conducted by a third party to determine if the amount of density being requested is reasonable to offset the increased DCCs.

1. Request for Additional Residential Density

The key aspect of this application is a substantial increase in residential density which is anticipated to add approximately 561 units within 42 additional stories spread out across Buildings 5-9 in Phases B2, C, and D. An illustration depicting the location of buildings and additional densities (shown in purple) is shown below and included as **Attachment 6**.



The proposed distribution of density includes adding 4-5 storeys to the three 31-storey towers along Balmoral Drive. The section along Balmoral Drive currently has the taller towers in the development and is adjacent to Coquitlam's Coronation Park which has been approved for nine towers up to 51 storeys. In addition, the grade change in Coronation Park slopes down towards loco Road so having the density transition from 36 storeys at Balmoral Drive to 26 storeys along loco Road and Suterbrook is a logical distribution of density from a design perspective.

The more substantial increase is on Building 9, which is proposed to increase from a six-storey low-rise building to a 35-storey tower. The preliminary drawings submitted show that the current six-storey low-rise remains unchanged, and a 29-storey tower is placed atop the low-rise building. In addition, Building 9 is comprised entirely of residential units. Currently, Buildings 3, 4, 5, 6 and 9 are all proposed as entirely residential.

2. Request to Remove Office Requirement

As noted above, the OCP requires a minimum of 2,717m² (29,245ft²) of purpose-built office to be provided in the Coronation Park neighbourhood. This office space was initially to be delivered as a standalone office building in Phase A, strategically located across from the Inlet Centre SkyTrain Station and adjacent to the future pedestrian overpass. As part of the text amendment approved by Council in November 2025, the location of the office use was relocated to the podium of Building 7 in Phase C.

The applicant is now requesting to remove the requirement to deliver office space and instead provide secured market rental residential uses. As part of this request, the applicant is proposing that the office use remain as a permitted use in the zone and, should demand for office increase to make it more viable, the office use can be provided. To summarize, if this request is approved, an office component would no longer be required but could be provided at the applicant's discretion.

The applicant has indicated that the office market in the Tri-Cities continues to be a challenging market for office leases and notes that available office space continues to sit unleased in Burquitlam, Metrotown, Brentwood and New Westminster. The applicant has also indicated that there is currently an over-supply of high-density urban office space, and that Port Moody faces the additional challenge of higher lease rates due to the high costs of delivery of commercial space.

The latest market report from Colliers, Q4 2025 notes that the suburban office market posted “a fourth consecutive quarter of positive net absorption” and provided the following vacancy rates:

- Vacancy rates as of Q4 2025 in suburban office markets are currently at 6.7%, which is down from 7.5% in Q4 2024;
- Overall vacancy in the Tri-Cities is 6.2% based on the following office type:
 - Class A – 10%
 - Class B – 1.6%
 - Class C – 1.7%

From Q1 2022 up to Q3 2024, the Tri-Cities had a sub 5% vacancy rate for Class A office space. With the addition of 4,366m² (47,000ft²) of new office space coming online in the Tri-Cities in Q3 2024, the Class A vacancy rate rose to 13.3% in Q1 2025 and has since slowly declined to 10.0% in the last quarter of 2025 as this new space gets occupied.

In Port Moody specifically, Class A office space is limited to two buildings in Suter Brook Village and one building in Newport Village totalling 22,663m² (243,942ft²) in floor space. The office building in Newport Village is at capacity, and in Suter Brook Village, the building located at 220 Brew Street is at capacity and the building located at 130 Brew Street has some vacancy available totalling 360m² (3,878ft²) for lease as of April 10, 2026, according to online listings.

It is recognized that both Newport Village and Suter Brook Village were rezoned under different market conditions, however, both projects have been subject to market downturns and various economic cycles. If the office component is removed from the CD89 Zone, it is unlikely that any new Class A office space will be built in the Inlet Centre area for the foreseeable future.

3. Request to Remove Minimum Parking

The request to remove minimum parking is based on recent provincial legislation which has removed minimum parking requirements in Transit Oriented Areas (TOAs). Currently, the project is required to provide parking in accordance with the approved CD 89 zone which requires the following parking rates:

- 0.5 spaces per studio unit
- 0.85 spaces per one-bedroom unit
- 1.25 spaces per two-bedroom unit
- 2.0 spaces per three-bedroom or more unit
- 0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit

The applicant has indicated that they would not be proposing to eliminate all parking in future phases but are seeking flexibility for future phases should parking demand change over time. The final parking rates would be established through subsequent development permit (DP) applications for individual phases. As part of this rezoning application, the applicant would be required to complete the City's Transportation Demand Management (TDM) scorecard, which includes essential and elective strategies such as EV charging, carshare spaces, short- and long-term bicycle parking, and end of trip facilities.

Staff generally support a reduction in parking, however additional information around TDM strategies, and ultimate parking rates will need to be evaluated as the application advances through the approvals process.

Items for Further Review:

In addition to the items discussed above it should be noted that since the intent of the increased density is to offset an increase in Metro Vancouver Development Cost Charges, no additional amenities or density bonus payments are being considered as part of the increased density.

Concluding Comments:

The applicant is proposing an amendment to the OCP and a rezoning application to increase the amount of residential floor space, increase the maximum permitted building height, and remove the requirement to provide purpose-built office space. In addition, an amendment to the CD 89 zone is also being proposed to remove the minimum parking requirements for future phases.

It is recognized that the current market conditions are not favourable for developers, particularly for high-rise strata development which is dependent on presales. Staff are generally supportive of additional density along Balmoral, however the addition of a new tower along Guildford Drive is a significant change from the approved OCP, CD zone and design guidelines. The removal of the office component is contrary to the OCP and goes against established planning principles for complete communities. This area has always been envisioned as providing an office component to ensure it is a true live-work community, which is well served by rapid transit.

Attachment(s)

1. Location Map – Coronation Park
2. Official Community Plan – Land Use Map
3. Zoning Bylaw No. 3407 (Coronation Park) (CD89)
4. Applicant's Letter of Intent
5. Applicant's Rezoning Booklet
6. Additional Density Drawing

Report Author

Dejan Teodorovic, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	LUC- Official Community Plan Amendment and Rezoning - Coronation Park (Inlet District) - Wesgroup Properties.docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Location Map - Coronation Park.pdf - Attachment 2 - Official Community Plan - Land Use Map.pdf - Attachment 3 - Zoning Bylaw No. 3407 (Coronation Park) (CD89).pdf - Attachment 4 - Applicant Letter of Intent.pdf - Attachment 5 - Applicant Rezoning Booklet.pdf - Attachment 6 - Additional Density Drawing.pdf
Final Approval Date:	Apr 10, 2026

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

Wesley Woo, Manager of Development Planning - Apr 9, 2026

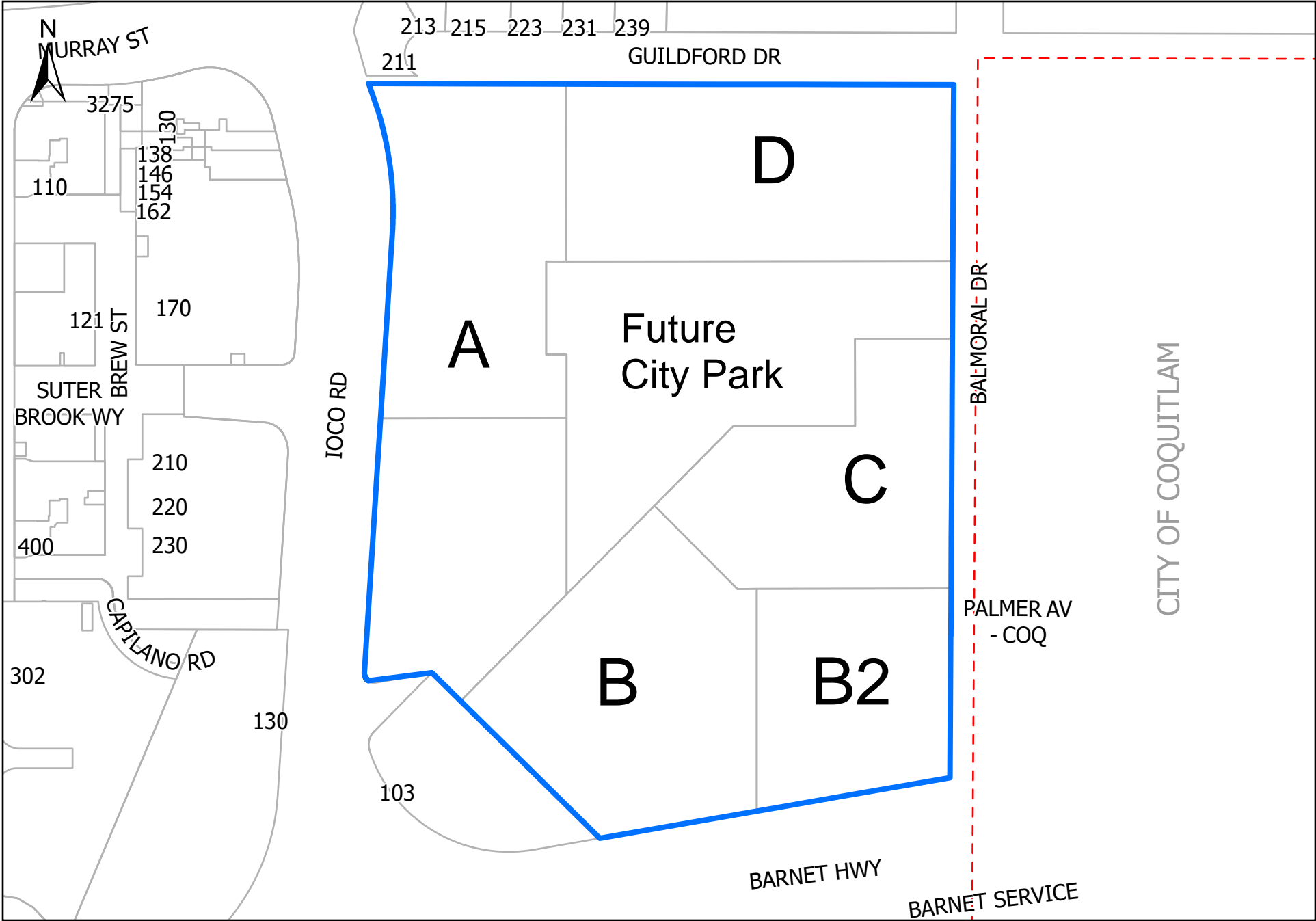
Lindsay Todd, Manager of Communications and Engagement - Apr 9, 2026

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 10, 2026

LOCATION MAP - Coronation Park

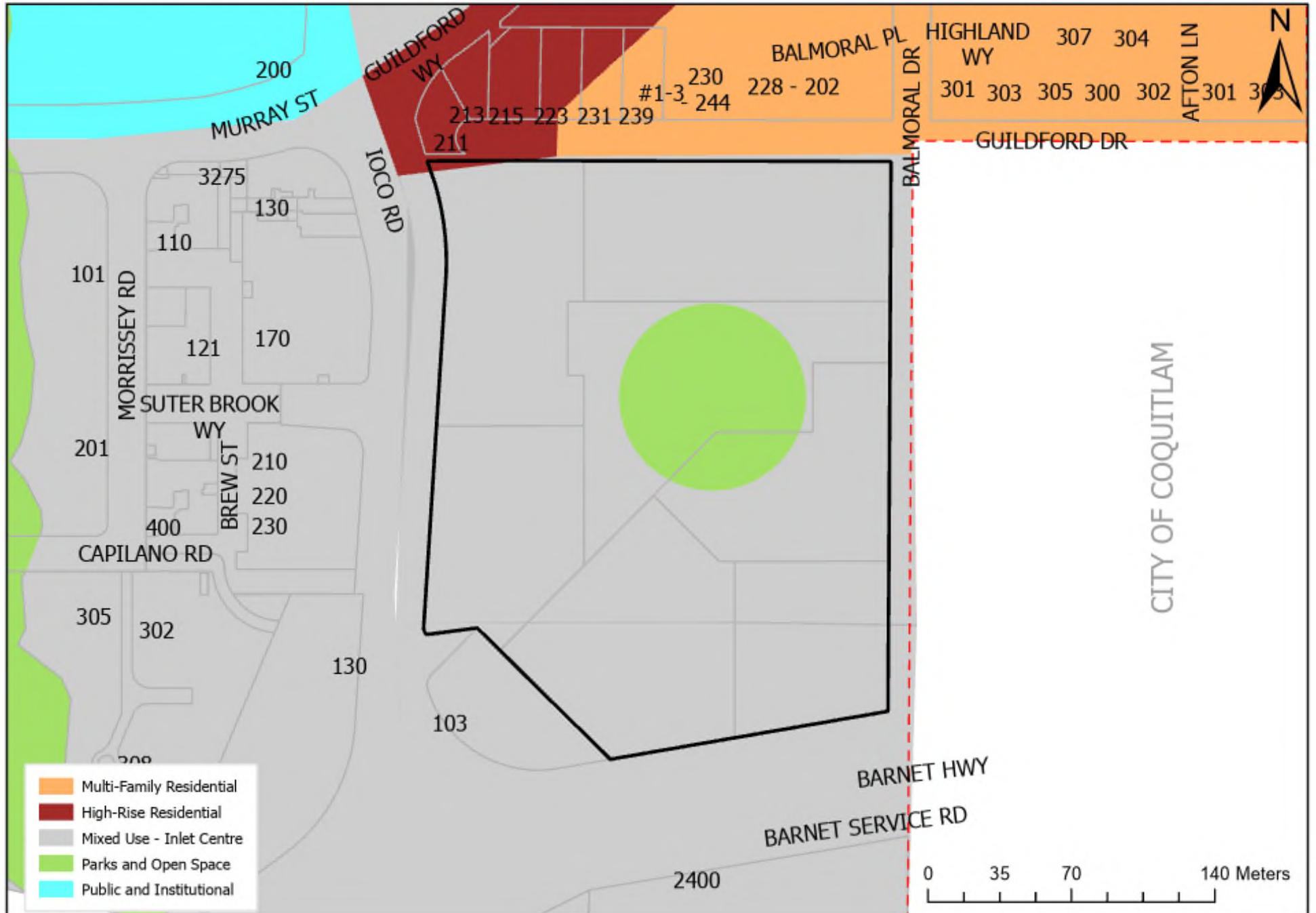


SUBJECT PROPERTY



OCP Land Use Designations- Coronation Park

 **SUBJECT PROPERTY**





City of Port Moody

Bylaw No. 3407

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties in the Coronation Park neighbourhood from Single Detached Residential (RS1) to Comprehensive Development Zone 89 (CD89).

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. 79, 2023, No. 3407 (Coronation Park) (CD89)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Comprehensive Development Zone 89 (CD89):

PID	Legal Description
009-893-351	LOT 1 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-377	LOT 2 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-385	LOT 3 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-415	LOT 4 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-423	LOT 5 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-135-299	LOT 6 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-296	LOT 9 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-253	LOT 8 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-754-904	LOT 7 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-327-846	LOT 10 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-528-718	LOT 5 BLOCK “C” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859

009-893-253	LOT 6 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-263-217	LOT 12 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 23726
003-986-080	LOT 8 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-300	LOT 9 EXCEPT: PART SUBDIVIDED BY PLAN 23726; BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-794-622	LOT 10 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-437-054	LOT 9 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-385	LOT 12 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
000-557-129	LOT 8 BLOCK "E", DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-351	LOT 6 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
003-785-831	LOT 7 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-377	LOT 11 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-300	LOT 2 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
004-886-721	LOT 1 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-326	LOT 3 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
003-707-415	LOT 4 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
004-966-775	LOT 5 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
000-702-480	LOT 1 BLOCK C DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-181	LOT 2 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-211	LOT 3 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-259-869	LOT 11 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-229	LOT 4 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-442-254	LOT 17 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-885	LOT 4 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859

009-893-113	LOT 20 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-105	LOT 19 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-818	LOT 1 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-360-896	LOT 3 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
005-549-213	LOT 18 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-842	LOT 2 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-059	LOT 15 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-075	LOT 16 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
010-273-603	LOT "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 16957
018-719-708	LOT 1 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT LMP16345
018-719-716	LOT 2 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP16345
018-719-724	LOT 3 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP16345
009-892-907	LOT 9 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
018-566-588	LOT 2 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP13602
009-893-032	LOT 14 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-008	LOT 13 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 28892); BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-614-888	PARCEL "A" (EXPLANATORY PLAN 28892) LOTS 12 AND 13 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-826-271	LOT 10 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-931	LOT 11 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-808-044	LOT 4 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-148	LOT 5 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-181-614	LOT 6 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-984-250	LOT 3 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-581-785	LOT 99 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 44673

000-525-537

LOT 100 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 44673

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 CD89 to Schedule D:

“CD89. Comprehensive Development Zone 89 (CD89)

CD89.1 Intent

The intent of this zone is to facilitate the phased development of a high density mixed-use transit-oriented project in the Coronation Park neighbourhood.

CD89.2 Definitions

For the purposes of the CD89 zone only, the following definitions will apply:

“IN-SUITE STORAGE SPACE” means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such 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.

“RESIDENTIAL SALES CENTRE” means a temporary Building used for the marketing of residential development.

CD89.3 Uses

The following uses are permitted in the CD89 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

- 1) Assembly
- 2) Civic
- 3) Commercial – Artist Studio – Type A
- 4) Commercial – Child Care
- 5) Commercial - Licensee Retail Store
- 6) Commercial – Liquor Primary Establishment
- 7) Commercial - Office
- 8) Commercial – Personal Service

- 9) Commercial – Restaurant
- 10) Commercial – Retail
- 11) Commercial – Retail Food Service
- 12) Common Amenity Space
- 13) Community Care
- 14) Multi-Residential
- 15) Residential Sales Centre

Secondary Use:

- 1) Home Occupation – Type A

CD89.4 Densities

4.1 The densities permitted in the CD89 zone are as follows:

Uses	Minimum Floor Area (m²)	Maximum Floor Area (m²)
Civic	186	N/A
Commercial – Child Care	883	N/A
Commercial – Office	2,717	7,500
Commercial – All Other	6,180	10,000
Commercial – Combined Total	9,780	17,500
Common Amenity Space	5,903	N/A
Multi-Residential	N/A	194,276

4.2 The distribution of the Multi-Residential Floor Area by phase of development shall be as follows:

Phase	Maximum Floor Area (m²)
A	42,054
B	67,410
C	37,505
D	47,307
Total	194,276

4.3 Notwithstanding 4.2, up to 5% of the permitted Multi-Residential Floor Area in a phase may be transferred to another phase.

- 4.4 A minimum of 101 units and 7,781 m² of the Multi-Residential Floor Area shall be for purpose-built rental Dwelling Units.
- 4.5 A minimum of 209 m² of the commercial Floor Area shall be in Building B-7, as shown in Schedule C.
- 4.6 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8 m² space per Dwelling Unit may be excluded from the calculation provided that:
- storage space may be located in a single room, not exceeding 2.8 m² (if storage spaces exceed 2.8 m², the total area will be included in the calculation of Floor Area);
 - must be full floor-to-ceiling height (minimum of 2.1 m) and have a minimum clear horizontal dimension of 1.2 m in all directions and a maximum horizontal dimension of 1.8 m;
 - 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
 - the storage space must not contain windows.
- 4.7 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.
- 4.8 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.
- 4.9 For the purposes of Floor Area calculation, any lobby Floor Area in a Multi-Residential Building in excess of 100 m² shall be excluded from the calculation.

CD89.5 Residential Unit Mix

- 5.1 For the overall development covered by the CD89 zone, the mix of Dwelling Unit sizes shall include a minimum of 30% two-bedroom units and a minimum of 12% three or more bedroom units.
- 5.2 The Dwelling Unit mix may vary for each Multi-Residential Building and for each phase of development.

CD89.6 Building Siting and Separation

- 6.1 The siting of Buildings and the separation between Buildings shall be in general conformity with Schedule C.
- 6.2 The minimum separation required between Multi-Residential Buildings on the site is 15 m.
- 6.3 Notwithstanding 6.2, the minimum separation required between Multi-Residential Building 3 and Multi-Residential Building 4 is 14 m.
- 6.4 The minimum separation required between Building 2 and the Office Building on the site is 12 m.
- 6.5 The separation between Buildings is measured from Building face to Building face.

CD89.7 Building Heights

- 7.1 Buildings shall not exceed the number of Storeys indicated in Schedule C.

CD89.8 Rooftop Common Amenity Structures

- 8.1 Common Amenity Structures on the rooftops of Buildings shall not count as a Storey.
- 8.2 Common Amenity Structures (including both enclosed and unenclosed) on the rooftops of Buildings and all other structures on the rooftops of Buildings shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.
- 8.3 Common Amenity Structures on the rooftops of Buildings shall be limited to a maximum of 4.3 m in height.

CD89.9 Parking, Loading, and Bicycle Parking

The provision of parking, loading and bicycle parking for Buildings in the CD89 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.

Parking Spaces for Buildings shall be provided in accordance with the following requirements:

Type of Use	Parking Required
Multi-Residential	0.5 spaces per studio 0.85 spaces per one-bedroom unit 1.25 spaces per two-bedroom unit 2.0 spaces per three-bedroom or more unit 0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit
All Other Uses	1 space per 44m ² of Floor Area

3. Schedules

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

- Schedule A – Location Map
- Schedule B – Land Use Locations
- Schedule C – Building Siting, Heights, and Phasing

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 23rd day of May, 2023.

Read a second time this 12th day of September, 2023.

Public Hearing held this 3rd day of October, 2023.

Read a third time this 3rd day of October, 2023.

Adopted this 23rd day of July, 2024.



Megan Lahti
Mayor

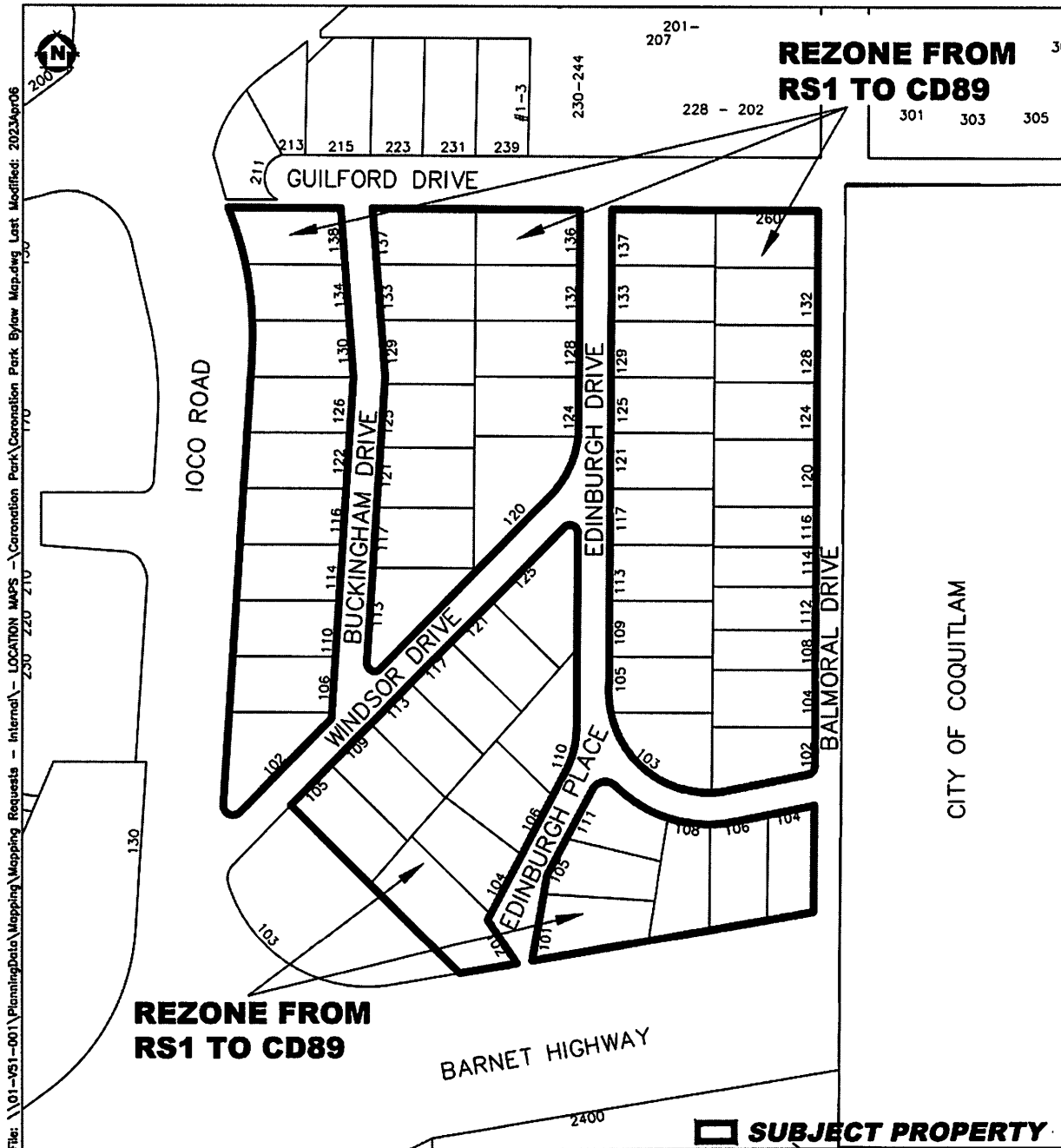


Stephanie Lam
City Clerk

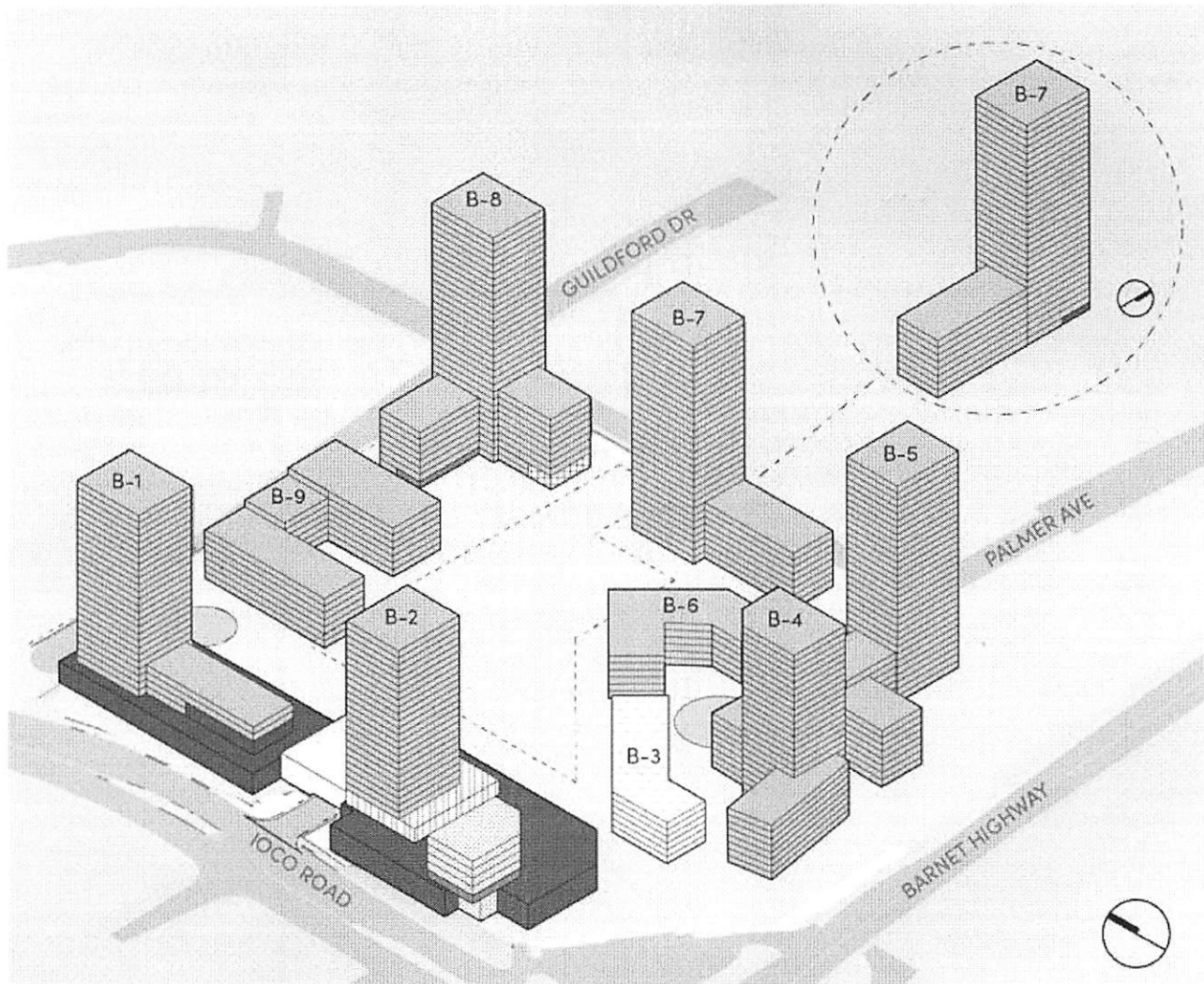
Schedule A – Location Map

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. 79, 2023, No. 3407 (Coronation Park) (CD89).








Corporate Officer



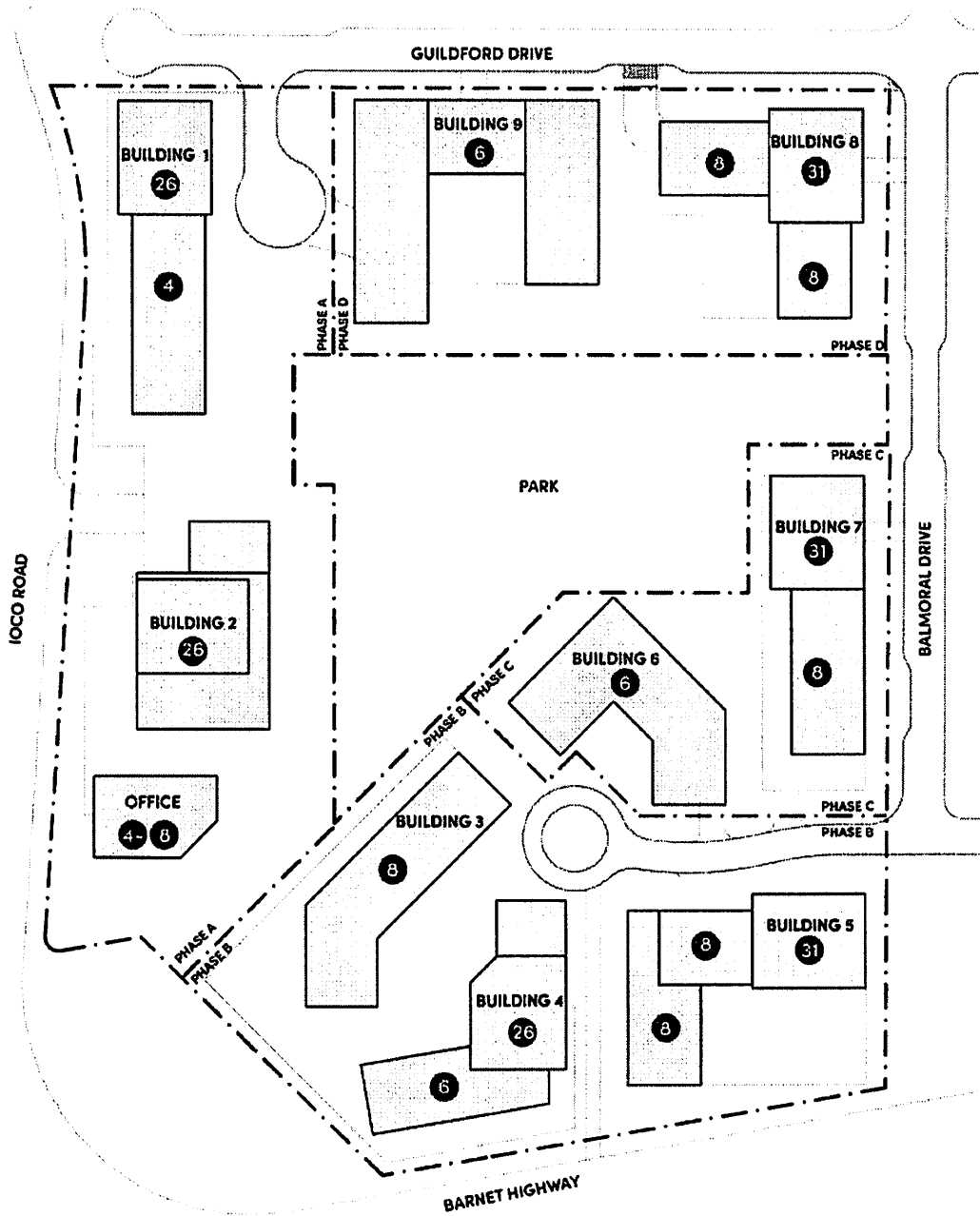
Schedule B – Land Use Locations



LEGEND

	RESIDENTIAL		COMMON AMENITY SPACE
	RENTAL RESIDENTIAL		OFFICE
	CHILD CARE		COMMERCIAL
	CIVIC		

Schedule C - Building Siting, Heights, and Phasing



LEGEND
 # NUMBER OF STOREYS

March 27, 2026
City of Port Moody
100 Newport Drive
Port Moody, B.C
V3H 5C3

Dear Wesley Woo,

Re: Coronation Park Rezoning Amendment – Letter of Intent

Wesgroup is submitting a rezoning application to increase density in Phases B, C, and D at Inlet District, primarily to offset the \$30.3M increase in Development Cost Charges approved in October 2023 and to support delivery of previously committed community amenities. A small portion of the increase also reflects earlier changes in Phase A to enable a 100% rental tower with 25% affordability and a density transfer from Phase B to meet CMHC approval timelines.

Historical Context and Past Decisions

On October 3, 2023, the Coronation Park Rezoning went to Public Hearing, fully compliant with the OCP, and received Third Reading of the rezoning bylaw (CD-89 Bylaw 3417). The financial analysis indicated that it was overdelivering amenities and not meeting the financial metrics required to support further amenities, particularly the inclusion of an affordable housing component under the current maximum allowable residential density. Wesgroup's 2023 financial analysis was independently reviewed by a separate consulting firm with extensive experience in real estate, and this same conclusion was reached.

On October 27, 2023, the Metro Vancouver Board approved significant region-wide Development Cost Charge (DCC) increases, resulting in an additional \$30.3 million in costs for Coronation Park. This additional cost was not factored into the financial analysis completed for the project.

On November 27, 2023, Wesgroup submitted a letter to the City expressing concern that, without offsets, the increase in Metro DCCs would directly affect the project's ability to deliver the in-kind amenities committed to in the original rezoning.

On July 26, 2024 the Coronation Park Rezoning received Final Adoption (CD-89).

On October 28, 2025, Council approved Bylaw No. 3515 (CD 89 Text Amendment), enabling the conversion of Building 2A (Phase A) from office to secured market rental housing. This amendment supports the delivery of 342 rental units, 25% of which are designated as affordable (As defined by CMHC). The office density was relocated to Building 7 (Phase C).

Proposed Changes

Wesgroup remains committed to delivering the robust \$30.8M amenity package as approved by Council and developed in consultation with the community. Since the Official Community Plan and Rezoning for Coronation Park were approved, the additional costs levied by Metro Vancouver have made it unfeasible to deliver all planned community amenities without a corresponding density offset.

This application proposes the following:

1) **Increase Multi-Family Density by 375,467sf distributed across Buildings 5, 7, 8, and 9**

This change is proposed to primarily to offset the Metro Vancouver DCC increase which was not factored into the financial analysis completed and approved for the original rezoning. As noted in our letter to Council following Metro Vancouver Board's decision, Wesgroup advised the City that in order to absorb this cost, Wesgroup could explore additional density, or consider a reduction in

the existing amenity package (in other words, reducing cost). In addition, a small portion of the density increase reflects adjustments made in Phase A to support the delivery of Secured Market Rental Housing with an affordability component. These adjustments included converting a condominium tower (Building 2) to 100% rental, with 25% affordability, as well as a transfer of Multi-Residential Condo density from Phase B to Phase A (in place of office density) to ensure approvals could be secured within CMHC's required allocation window and approvals timeline.

To summarize, the proposed 375,467sf increase in multi-family residential density captures the following changes:

- Increase in Metro Vancouver DCCs
- Conversion of Building 2 (Phase A) from Condominium to Secured Market Rental Housing with a 25% component of affordability (per CMHC criteria)
- Transfer of Multi-Family Condo Density from Phase A to support Conversion of Bldg A2 from office to secured market rental housing

2) Remove the minimum square footage requirement for office density in the OCP and CD-89 Bylaw while retaining office as a permitted use, and add Secured Market Rental Housing as a permitted use in Building 7.

The OCP and CD-89 bylaw currently require a minimum of 2,717 m² of purpose-built office space at Inlet District. This amendment proposes to remove the minimum square footage requirement for Office (2,717m²) in the OCP and the CD-89 Bylaw, while retaining both Office and Secured Market Rental as permitted uses within Building 7. This approach aligns with the existing CRM and TC zones in Port Moody's zoning bylaw. In effect, this retains Office use if market conditions allow for the development of purpose-built office space.

As discussed with Council and Staff, there is currently limited demand for new high-density urban office space, driven by a broader oversupply across Metro Vancouver. Port Moody also faces additional local constraints as identified in the February 22, 2022 Economic Study, including comparatively high costs to deliver commercial space, which results in lease rates that are difficult for local tenants to absorb. The report also highlights that Suter Brook, a purpose-built office development, required multiple years to achieve full lease-up, underscoring the challenges of delivering new office space in this market. This trend is further recognized in the City's Official Community Plan, which notes "commercial office floorspace has been dispersing throughout the region. Business parks have become favoured locations for office jobs due to lower rents, less expensive land costs and lower construction and parking costs".

Current market conditions in the Tri-Cities reinforce these challenges. The Colliers 2025 Office Report indicates elevated vacancy rates of 10.6% to 11.2% across Class A and Class B office space. Although existing Port Moody inventory shows relatively low vacancy, much of this space is not comparable to Class A purpose-built office product, with Suter Brook and Newport Village being the primary exceptions

The broader competitive landscape for newly constructed office space further illustrates the lack of absorption for new office supply. At SoCo in Coquitlam, only 5,000 square feet of 48,000 square feet has been leased since 2023. At the Brewery District in New Westminster, 37,000 square feet of newly constructed, transit-oriented office space has remained entirely unleased since 2023. In established office nodes such as Burnaby's Metrotown and Brentwood areas (as of Q3 2025), there are approximately 24 floors of vacant office space, including a significant amount of move-in-ready sublease space available at a roughly 25% discount to direct lease rates. While Port Moody benefits from transit access, it remains geographically and competitively disadvantaged relative to these established office nodes where significant oversupply exists. As such, these competing markets must be carefully considered when evaluating the feasibility and demand for new office development in Port Moody.

It is also important to note that Inlet District Phase A has already delivered more than 18,500 square feet above the required retail space, contributing to a total of approximately 95,000 square feet of employment-generating space within the broader Inlet District. In this regard, the proposal is consistent with the Official Community Plan objective of “encouraging a range of high technology, environmentally sensitive, and employment intensive businesses to move toward a balance between the resident labour force and jobs in the City and accommodate the diverse needs and skills of the community. To maintain and cultivate jobs through redevelopment and encourage businesses to operate in a sustainable manner”.

This amendment maintains the ability to deliver office space, however, if market conditions do not improve, it would allow for the development of approximately 45 secured market rental units, subject to final design at the permitting stage. The overall form of development would remain consistent with the approved Inlet District Design Guidelines. This approach preserves the long-term opportunity for office while providing flexibility to respond to current market realities.

3) **Remove the minimum parking requirement across the CD-89 bylaw**

The application seeks to remove minimum parking requirements across the CD-89 zone, to provide flexibility should parking demands reduce. Currently, the CD89 zone outlines minimum parking requirements for Multi-Residential Use of:

- 0.5 spaces per studio unit
- 0.85 spaces per one-bedroom unit
- 1.25 spaces per two-bedroom unit
- 2.0 spaces per three-bedroom or more unit
- 0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit

Wesgroup is not proposing to eliminate all parking in future phases. Rather, we are seeking alignment between the municipal bylaw and provincial legislation to ensure flexibility for future phases should parking demand change over time. This would be addressed at each development permit application.

Sincerely,

Kaylen Blomkamp
Director of Development
Wesgroup Properties



Accountability



Adaptability

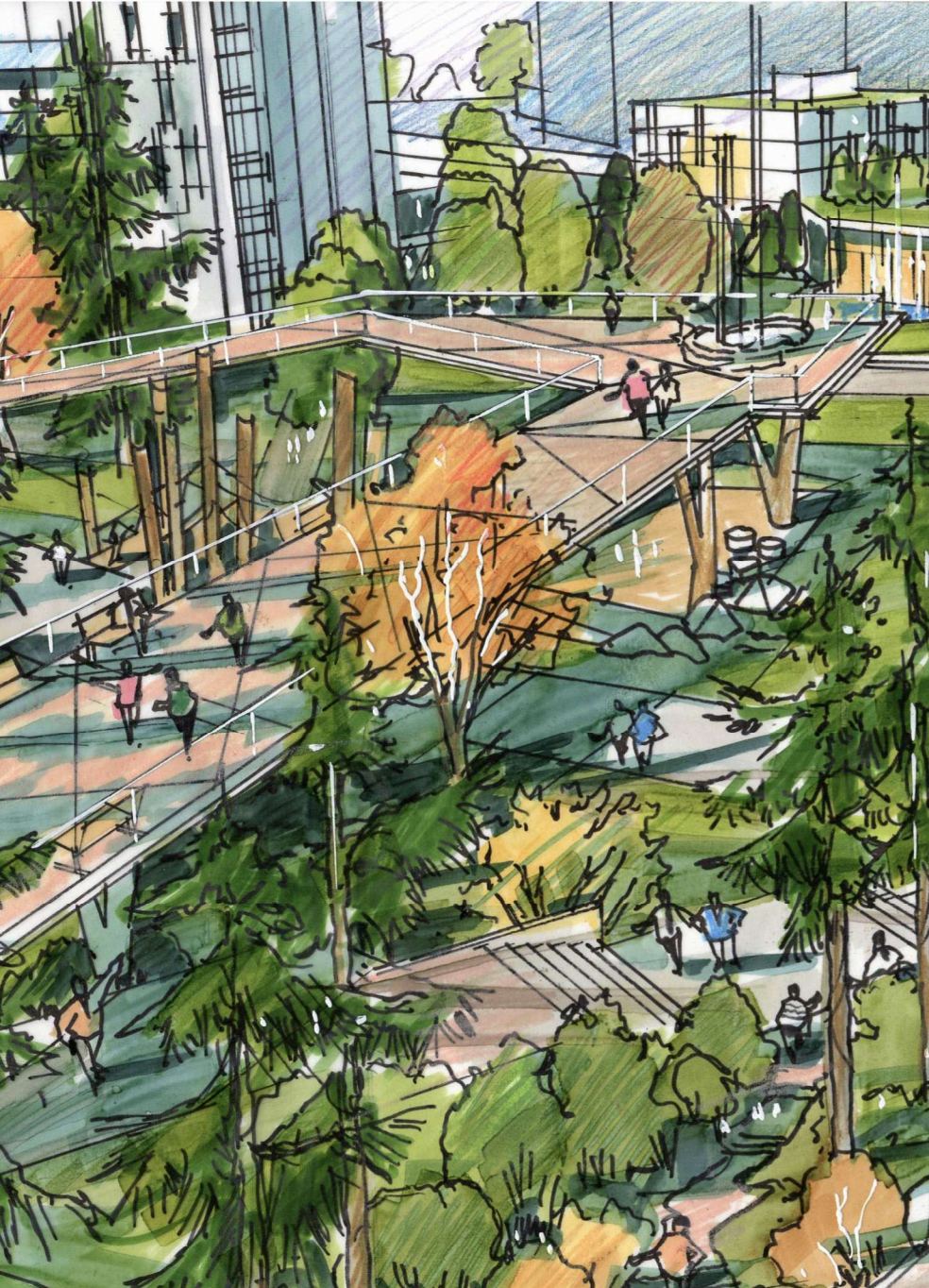


Relationships



The Golden Rule





Inlet District

CD-89 Rezoning Amendment Submission

DEC 5, 2025

Resubmission March 30, 2026



wesgroup



P+A

PROJECT TEAM

OWNER

Wesgroup Properties
Suite 2000 – 595 Burrard Street
Vancouver BC V6C 0E4
604-648-1800

LANDSCAPE ARCHITECT

Perry + Associates
112 E Broadway
Vancouver BC V5T 1V9
604-738-4118

CIVIL ENGINEER

Aplin and Martin
201 - 12448 82 Avenue
Surrey BC V3W 3E9
604-597-9058

ARTIST ILLUSTRATIONS

Calum Srigley Design Consulting
1020 Mainland St
Vancouver BC V6B 2T5
604-685-4919

ARCHITECT + URBAN DESIGNER

Boniface Oleksiuk Politano Architects
180-510 Nicola Street
Vancouver BC V6G 3J7
236-521-6568

TRANSPORTATION ENGINEER

Creative Transportation Solutions
101A - 1952 Kingsway Avenue
Port Coquitlam BC V3C 6C2
604-9326-6190

GEOTECHNICAL ENGINEER

GeoPacific
1779 W75 Avenue
Vancouver BC V6P 6P2
604-439-0922

SUSTAINABILITY CONSULTANT

BC Building Science
611 Bent Court
New Westminster BC V3M 1V3
PHONE NUMBER





TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0 INTRODUCTION

1.1 BACKGROUND	8
1.2 SITE PHOTOS	9
1.3 SITE CONTEXT	10
1.4 PROJECT TIMELINE	11
1.5 OFFICE/SECURED MARKET RENTAL PROPOSAL	12
1.6 SUMMARY OF CHANGES	13
1.7 OVERALL LAND USE DIAGRAM	14

2.0 FORM OF DEVELOPMENT

2.1 PROPOSED SITE PLAN	16
2.2 OVERALL SUMMARY AND STATISTICS	17
2.3 RATIONALE FOR DENSITY DISTRIBUTION	18

3.0 APPENDIX

3.1 SHADOW STUDIES	21
3.2 RENDERS	25

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EXECUTIVE SUMMARY

March 27, 2026
City of Port Moody
100 Newport Drive
Port Moody, B.C
V3H 5C3

Dear Wesley Woo,

Re: Coronation Park Rezoning Amendment – Letter of Intent

Wesgroup is submitting a rezoning application to increase density in Phases B, C, and D at Inlet District, primarily to offset the \$30.3M increase in Development Cost Charges approved in October 2023 and to support delivery of previously committed community amenities. A small portion of the increase also reflects earlier changes in Phase A to enable a 100% rental tower with 25% affordability and a density transfer from Phase B to meet CMHC approval timelines.

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On October 3, 2023, the Coronation Park Rezoning went to Public Hearing, fully compliant with the OCP, and received Third Reading of the rezoning bylaw (CD-89 Bylaw 3417). The financial analysis indicated that it was overdelivering amenities and not meeting the financial metrics required to support further amenities, particularly the inclusion of an affordable housing component under the current maximum allowable residential density. Wesgroup's 2023 financial analysis was independently reviewed by a separate consulting firm with extensive experience in real estate, and this same conclusion was reached.

On October 27, 2023, the Metro Vancouver Board approved significant region-wide Development Cost Charge (DCC) increases, resulting in an additional \$30.3 million in costs for Coronation Park. This additional cost was not factored into the financial analysis completed for the project.

On November 27, 2023, Wesgroup submitted a letter to the City expressing concern that, without offsets, the increase in Metro DCCs would directly affect the project's ability to deliver the in-kind amenities committed to in the original rezoning.

On July 26, 2024 the Coronation Park Rezoning received Final Adoption (CD-89).

On October 28, 2025, Council approved Bylaw No. 3515 (CD 89 Text Amendment), enabling the conversion of Building 2A (Phase A) from office to secured market rental housing. This amendment supports the delivery of 342 rental units, 25% of which are designated as affordable (As defined by CMHC). The office density was relocated to Building 7 (Phase C).

Proposed Changes

Wesgroup remains committed to delivering the robust \$30.8M amenity package as approved by Council and developed in consultation with the community. Since the Official Community Plan and Rezoning for Coronation Park were approved, the additional costs levied by Metro Vancouver have made it unfeasible to deliver all planned community amenities without a corresponding density offset.

This application proposes the following:

- 1) **Increase Multi-Family Density by 375,467sf distributed across Buildings 5, 7, 8, and 9**
This change is proposed to primarily to offset the Metro Vancouver DCC increase which was not factored into the financial analysis completed and approved for the original rezoning. As noted in our letter to Council following Metro Vancouver Board's decision, Wesgroup advised the City that in order to absorb this cost, Wesgroup could explore additional density, or consider a reduction in the existing amenity package (in other words, reducing cost). In addition, a small portion of the density increase reflects adjustments made in Phase A to support the delivery of Secured Market Rental Housing with an affordability component. These adjustments included converting a condominium tower (Building 2) to 100% rental, with 25% affordability, as well as a transfer of Multi-Residential Condo density from Phase B to Phase A (in place of office density) to ensure approvals could be secured within CMHC's required allocation window and approvals timeline.
- To summarize, the proposed 375,467sf increase in multi-family residential density captures the following changes:
 - Increase in Metro Vancouver DCCs
 - Conversion of Building 2 (Phase A) from Condominium to Secured Market Rental Housing with a 25% component of affordability (per CMHC criteria)
 - Transfer of Multi-Family Condo Density from Phase A to support Conversion of Bldg A2 from office to secured market rental housing
- 2) **Remove the minimum square footage requirement for office density in the OCP and CD-89 Bylaw while retaining office as a permitted use, and add Secured Market Rental Housing as a permitted use in Building 7.**

The OCP and CD-89 bylaw currently require a minimum of 2,717 m² of purpose-built office space at Inlet District. This amendment proposes to remove the minimum square footage requirement for Office (2,717m²) in the OCP and the CD-89 Bylaw, while retaining both Office and Secured Market Rental as permitted uses within Building 7. This approach aligns with the existing CRM and TC zones in Port Moody's zoning bylaw. In effect, this retains Office use if market conditions

EXECUTIVE SUMMARY

allow for the development of purpose-built office space.

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Current market conditions in the Tri-Cities reinforce these challenges. The Colliers 2025 Office Report indicates elevated vacancy rates of 10.6% to 11.2% across Class A and Class B office space. Although existing Port Moody inventory shows relatively low vacancy, much of this space is not comparable to Class A purpose-built office product, with Suter Brook and Newport Village being the primary exceptions.

The broader competitive landscape for newly constructed office space further illustrates the lack of absorption for new office supply. At SoCo in Coquitlam, only 5,000 square feet of 48,000 square feet of newly constructed, transit-oriented office space has remained entirely unleased since 2023. In established office nodes such as Burnaby's Metrotown and Brentwood areas (as of Q3 2025), there are approximately 24 floors of vacant office space, including a significant amount of move-in-ready sublease space available at a roughly 25% discount to direct lease rates. While Port Moody benefits from transit access, it remains geographically and competitively disadvantaged relative to these established office nodes where significant oversupply exists. As such, these competing markets must be carefully considered when evaluating the feasibility and demand for new office development in Port Moody.

It is also important to note that Inlet District Phase A has already delivered more than 18,500 square feet above the required retail space, contributing to a total of approximately 95,000 square feet of employment-generating space within the broader Inlet District. In this regard, the proposal is consistent with the Official Community Plan objective of "encouraging a range of high technology, environmentally sensitive, and employment intensive businesses to move toward a balance between the resident labour force and jobs in the City and accommodate the diverse needs and skills of the community. To maintain and cultivate jobs through redevelopment and encourage businesses to operate in a sustainable manner".

This amendment maintains the ability to deliver office space, however, if market conditions do not improve, it would allow for the development of approximately 45 secured market rental units, subject to final design at the permitting stage. The overall form of development would remain

consistent with the approved Inlet District Design Guidelines. This approach preserves the long-term opportunity for office while providing flexibility to respond to current market realities.

3) Remove the minimum parking requirement across the CD-89 bylaw

The application seeks to remove minimum parking requirements across the CD-89 zone, to provide flexibility should parking demands reduce. Currently, the CD89 zone outlines minimum parking requirements for Multi-Residential Use of:

- 0.5 spaces per studio unit
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Wesgroup is not proposing to eliminate all parking in future phases. Rather, we are seeking alignment between the municipal bylaw and provincial legislation to ensure flexibility for future phases should parking demand change over time. This would be addressed at each development permit application.

Sincerely,

Kaylen Blomkamp
Director of Development
Wesgroup Properties



INTRODUCTION

1.0 INTRODUCTION

1.1 BACKGROUND

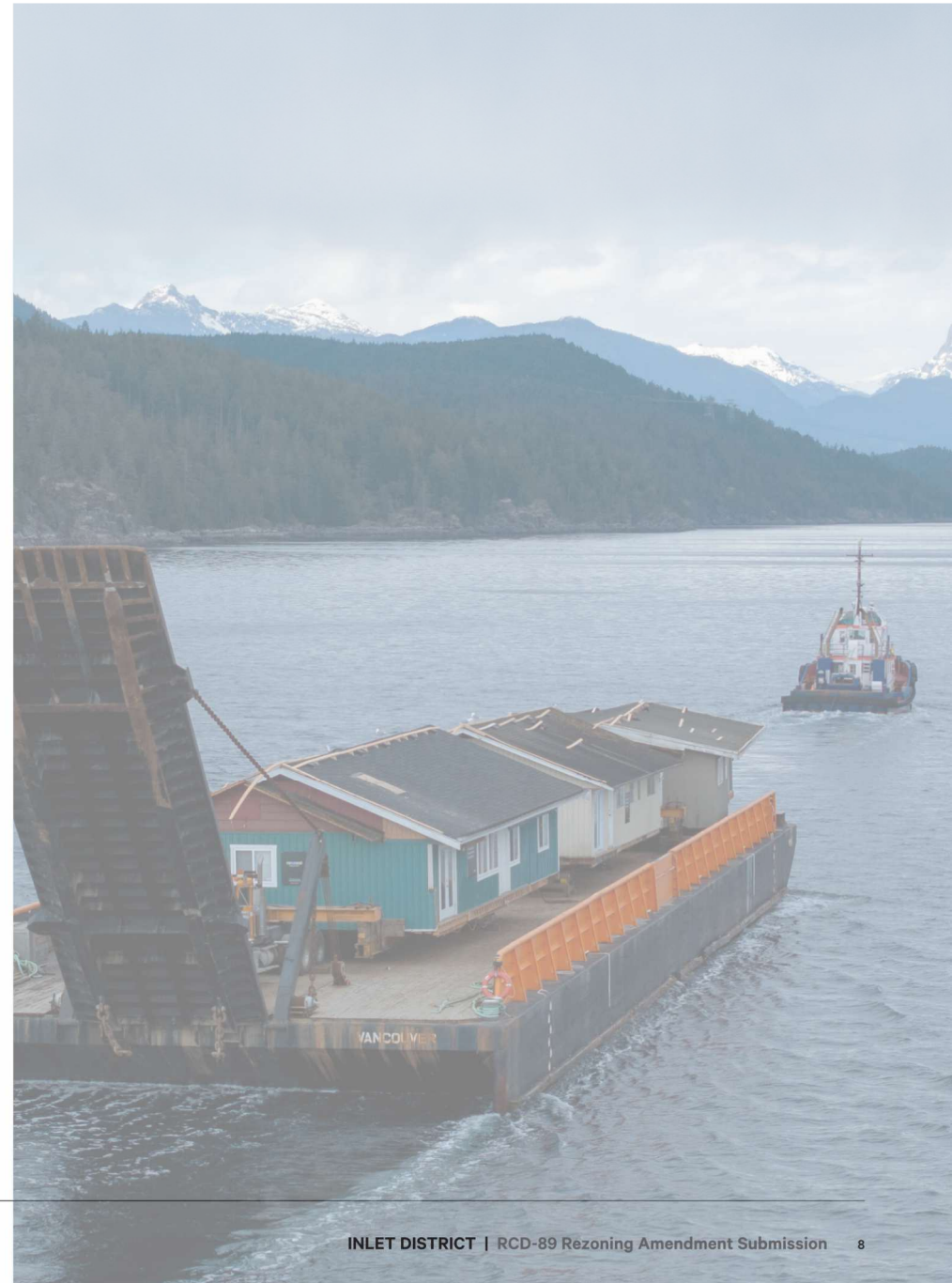
In 2017, Council amended Port Moody's Official Community Plan (OCP) to include the Coronation Park Neighbourhood Plan. The Neighbourhood Plan outlined a vision for the neighbourhood to transform into a transit-oriented, pedestrian-and bike-friendly community with a range of housing forms and tenures in close proximity to shops, amenities, and public transit.

Through this application, Wesgroup is proposing a solution that maintains long-term opportunity for office at Inlet District while introducing flexibility to deliver housing should market conditions for office remain challenging.

In July 2022, Wesgroup submitted a rezoning application for Coronation Park to realize the vision set out in the OCP. The rezoning received final adoption on July 26, 2024.

Development Permit Applications for Buildings 1 and 2 (Phase A) have been approved and in October 2025, a building permit was issued, marking an exciting milestone for the realization of the vision of this community. Since the Official Community Plan and rezoning for Coronation Park were approved, market conditions have changed significantly, and the additional costs levied by Metro Vancouver have made it unfeasible to deliver all planned community amenities without a corresponding density offset.

This rezoning application proposes an increase of 375,467sf in density—distributed across Phase C, Phase D, and a portion of Phase B—to maintain delivery of the existing community amenity package valued at \$30.8 million.



1.0 INTRODUCTION

1.2 SITE PHOTOS



① LOOKING WEST TOWARDS INLET CENTRE STATION



② TYPICAL EXISTING STREET INTERFACE ALONG IOCO ROAD



③ MID BLOCK CONNECTION TO SUTER BROOK VILLAGE



④ LOOKING EAST ON GUILDFORD DRIVE



KEY PLAN

1.0

INTRODUCTION

1.3 SITE CONTEXT

Coronation Park, now referred to as Inlet District, sits within the broader Coronation Park neighbourhood in the City of Port Moody, within a 5-minute walk to Inlet Centre SkyTrain Station.

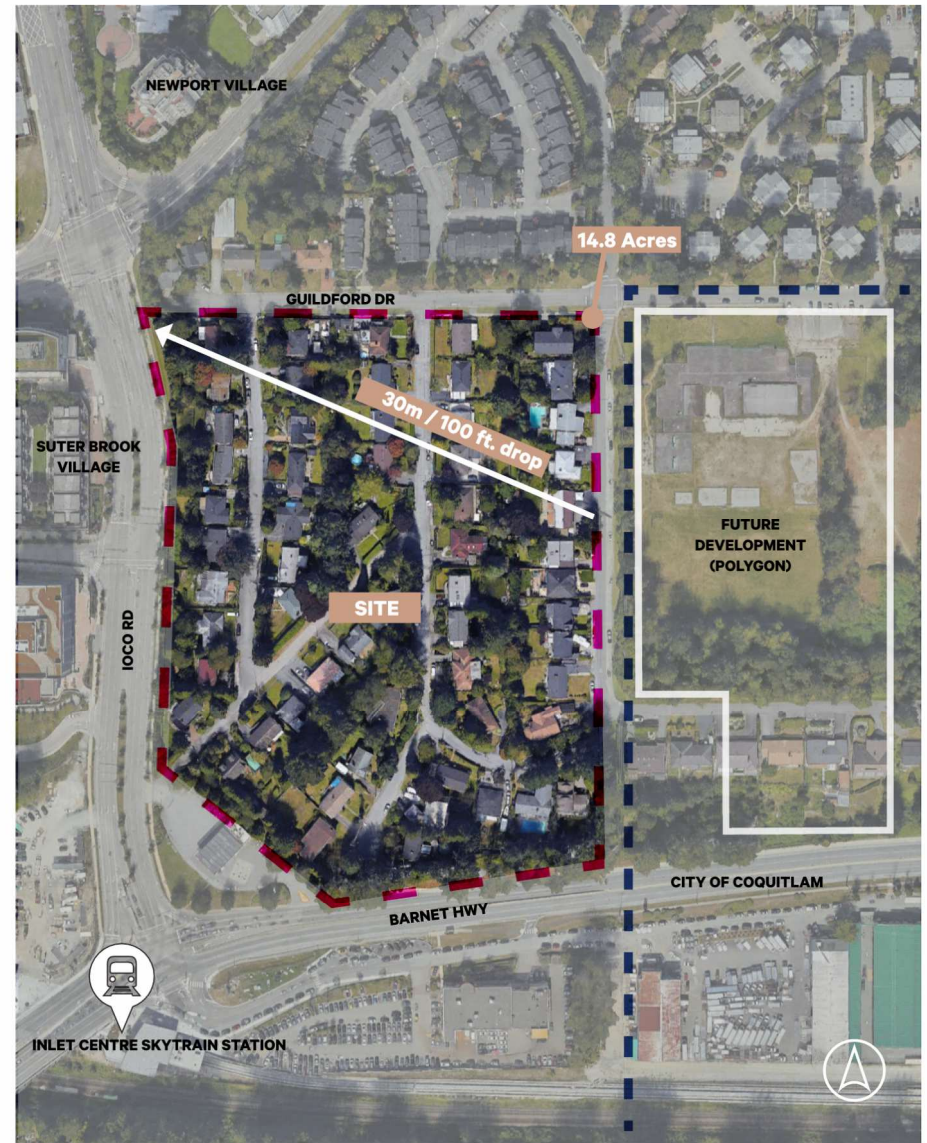
The site is approximately 14.8 acres and originally consisted of 59-single family homes. In 2024, Wesgroup and Renewal Homes relocated 10-single family homes originally slated for demolition, to the Sunshine Coast where they have since been renovated and repurposed for affordable housing with the shishálh Nation. The remaining homes were demolished in 2024, and site preparation began in early 2025.

The site is bounded by Guildford Drive to the north, Balmoral Drive to the east, Barnet Highway to the south, and Ioco Road to the west. Balmoral Drive defines the municipal border between the City of Port Moody and the City of Coquitlam. Surrounding uses include residential, mixed-use, and commercial. The site poses significant grading challenges as it slopes down approximately 30 meters (~100feet) from Balmoral Drive to Ioco Road. Directly east, sitting in the City of Coquitlam, is the Coronation Heights project which includes towers up to 45+ storeys.

As approved and adopted on July 26, 2024, Inlet District aims to deliver the following amenities as part of the Master Plan:

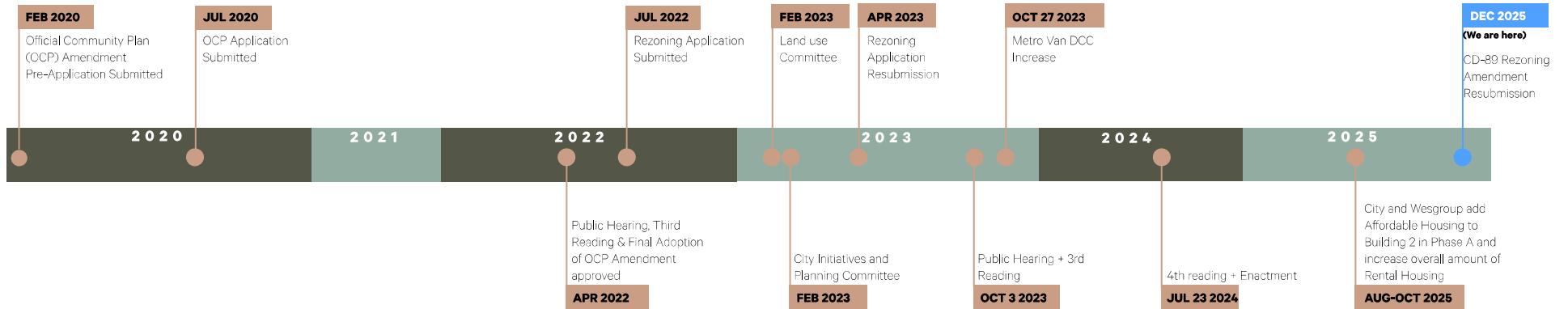
- Community Amenity Contribution	\$8.1M
- Public Art	\$4.8M
- Overpass	\$6.0M
- Park Improvement and Greenways	\$10.2M
- Civic Amenity	\$1.7M
- Total Amenity Value	\$30.8M

Phase A of Inlet District is underway with Development Permit and Building Permits issued. Phase A will deliver 641 housing units including, 342 secured market rental units (with 25% affordability), as well as over 94,000 square feet of retail which will include a large grocer tenant and a drugstore as well as smaller scale CRUs. Construction of Phase A began on November 3rd, 2025 and is set to complete in Q2 of 2029.



1.0 INTRODUCTION

1.4 PROJECT TIMELINE



1.0 INTRODUCTION

1.5 OFFICE / SECURED MARKET RENTAL PROPOSAL

Background

During consultation of the Official Community Plan (OCP) in 2019 and through to adoption in 2022, Wesgroup has consistently raised concerns regarding the feasibility of delivering new office space in Port Moody. As discussed extensively with Council and Staff, demand for high-density, purpose-built office space remains limited due to a significant oversupply across Metro Vancouver. In addition, the cost to deliver this office space exceeds the value required to make it financeable. Data from both our internal leasing team and external brokers continues to demonstrate this oversupply, and lenders have repeatedly indicated challenges in financing new office development under current conditions. This information has been shared with Staff throughout the process.

Through this application, Wesgroup is proposing a solution that maintains long-term opportunity for office at Inlet District while introducing flexibility to deliver an alternate, City-supported use—secured market rental housing—should market conditions for office remain challenging.

Current market conditions confirm that additional purpose-built office space at Inlet District is not financially viable. Demand for new office product is extremely limited, competition remains strong in more established and centrally located nodes. As a non-established office node, Port Moody must compete directly with these larger markets, which offer superior amenities, stronger business ecosystems, and more competitive rates. Given this landscape, it is unlikely that new Class A office space in Port Moody would achieve the absorption or lease rates necessary to secure financing, meaning the project would need to be subsidized in a manner similar to below-market housing.

Lenders understand market rents and vacancy trends, and current data highlights high vacancy rates for Class A and B office in the Tri-Cities (10.6%–11.2%) along with rising Tenant Improvement costs. While Class C space shows low vacancy in Port Moody, it is not comparable to the purpose-built office envisioned for Inlet District. Class C buildings are older, lower-amenity spaces, whereas new office construction would require a Class A standard, with significantly higher costs and rental expectations.

Given these realities, requiring the project to deliver additional office density creates substantial risk of producing unleaseable space and threatens overall project viability. Wesgroup understands the City's desire for employment space, and we believe this proposal enables that opportunity to remain at Inlet District. Allowing secured market rental housing within the office allocation provides a pragmatic and adaptable approach that aligns with real market conditions. This flexibility supports the continued potential for office delivery, enables needed housing options, and avoids unnecessary delays, redesigns, and policy misalignment.

The Solution

Wesgroup is proposing an amendment to the CD-89 zone to permit flexibility within the land use schedule, as identified on Schedule A of Bylaw No. 3515. This change does not involve any increase in permitted floor area, and the form of development would remain generally consistent with the approved Inlet District Design Guidelines. The amendment preserves the long-term potential for office development should market conditions improve, while providing near-term flexibility to deliver either office or rental housing based on market realities.

If approved, this amendment would enable the development of either approximately 29,467 sq. ft. of office space or roughly 45 secured market-rental housing units, subject to final design through the permitting process. The CD-89 zone currently requires a minimum of 2,717m² of office space.

Wesgroup has successfully implemented this same flexible approach in the River District as well as the City of New Westminster when faced with similar challenges related to limited office demand. Working collaboratively with these municipalities, the zoning bylaws were amended to allow adaptability while maintaining long-term office opportunities.

1.0 INTRODUCTION

1.6 SUMMARY OF CHANGES

1) Proposed increase in density by 375,467sf in order to offset the Metro Vancouver Development Cost Charge increase, reflect adjustments made in Phase A to support the delivery of Secured Market Rental Housing with an affordability component and ultimately, maintain delivery of the approved \$30.8M amenity package.

These changes are shown in the application as follows:

a.	Building 5 (Phase B)	31	35 storeys (+4)
b.	Building 7 (Phase C)	31	35 storeys (+4)
c.	Building 8 (Phase D)	31	36 storeys (+5)
d.	Building 9 (Phase d)	6	35 storeys (+29)

Distributing the additional density to Buildings 5, 7, 8, and 9 allows Wesgroup to continue development of the next phase of the Inlet District (Buildings 3 and 4) without delaying the overall project timeline. The proposed height adjustments are also consistent with the adjacent Polygon towers located across Balmoral Drive. Third-party consultants have confirmed that the increased density can be accommodated without requiring significant changes to the urban design framework, off-site infrastructure upgrades, or the planned amenity package. These analyses will be provided to the City as part of the application.

2) Rental and Office Density

This application facilitates the delivery of rental housing by proposing an amendment to the CD-89 zone to permit rental residential as an allowable use for all residential areas, and to allow for office density within the podiums of all future buildings at Inlet District, as shown on Schedule A to Bylaw No. 3515. No additional floor area is proposed to support this change, and the form of development would remain generally consistent with the approved Inlet District Design Guidelines. This approach retains the long-term opportunity for office, should market conditions improve, while providing flexibility to deliver either office or rental housing pending market recovery. Refer to Section 1.5 Office/Secured Market Rental Rationale of the booklet.

3) Removal of Minimum Parking Requirements

Removing minimum residential parking requirements aligns with both the City's Official Community Plan (OCP) and recent provincial housing legislation. Through Port Moody 2050, the City has already highlighted the need for evolving parking and transportation demand management policies in Transit Oriented Areas (TOAs).

Bill 47 – Housing Statutes Amendment Act introduced significant changes to parking requirements within designated Transit-Oriented Areas (TOAs) across British Columbia. Under the new legislation, municipalities are no longer permitted to require off-street parking for residential uses within these areas, except for spaces needed to accommodate persons with disabilities. Port Moody has designated TOAs around Moody Centre and Inlet Centre Stations.

Given the Inlet District's strong access to transit, including SkyTrain and the future pedestrian overpass, the removal of minimum parking requirements supports broader City and Provincial goals related to mobility, sustainability, and housing affordability.

What has Changed:

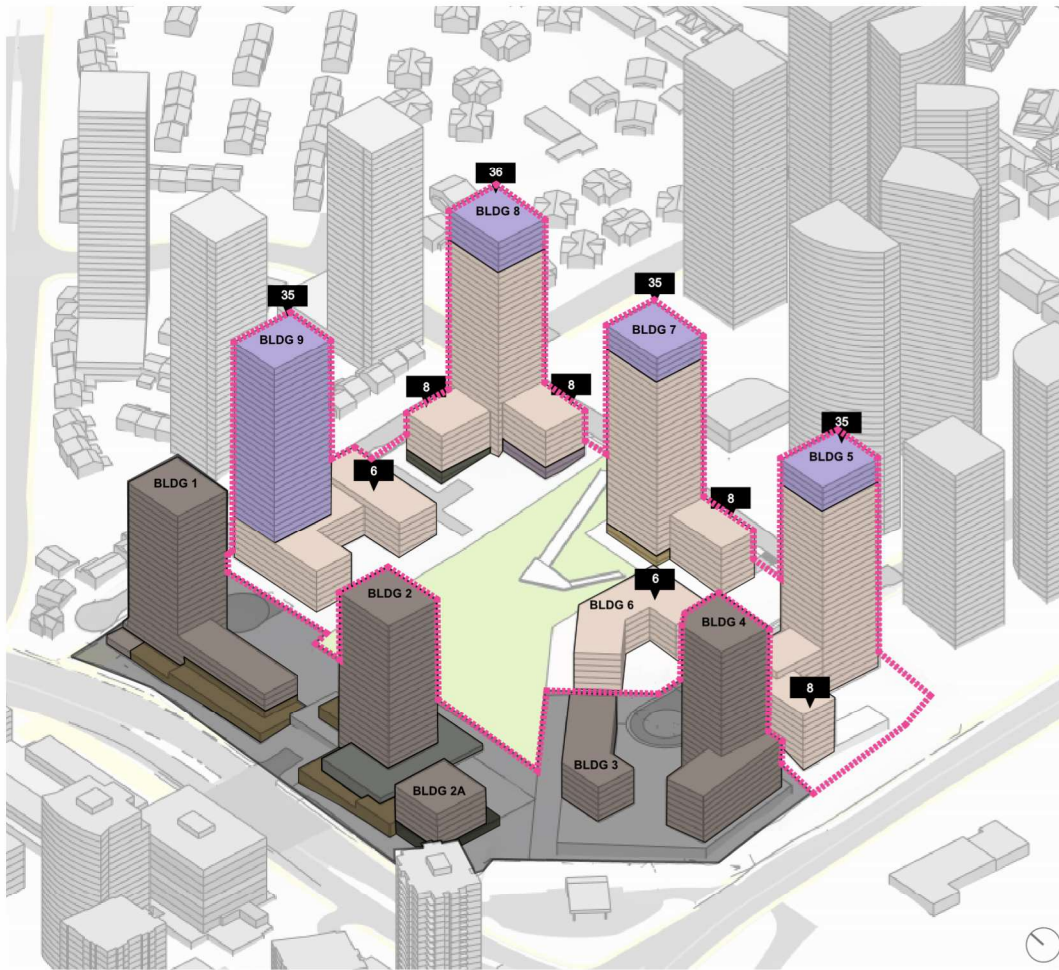
- Building Heights
- Building Forms
- Overall Density
- Office Use Flexibility

What has stayed the same:

- Park Size, Shape and position
- Property Line and Phasing
- Street Network and Building Access
- Pedestrian Access and SRWS
- Pedestrian Overpass
- Civic Spaces
- Public Art

1.0 INTRODUCTION

1.7 OVERALL LAND USE DIAGRAM



PROPOSED SITE PLAN

LEGEND

- MULTI-RESIDENTIAL
- ADDED MULTI-RESIDENTIAL
- RETAIL
- NOT IN APPLICATION
- DAYCARE
- COMMON AMENITY
- CITY OWNED AMENITY
- EXTENT OF CURRENT APPLICATION

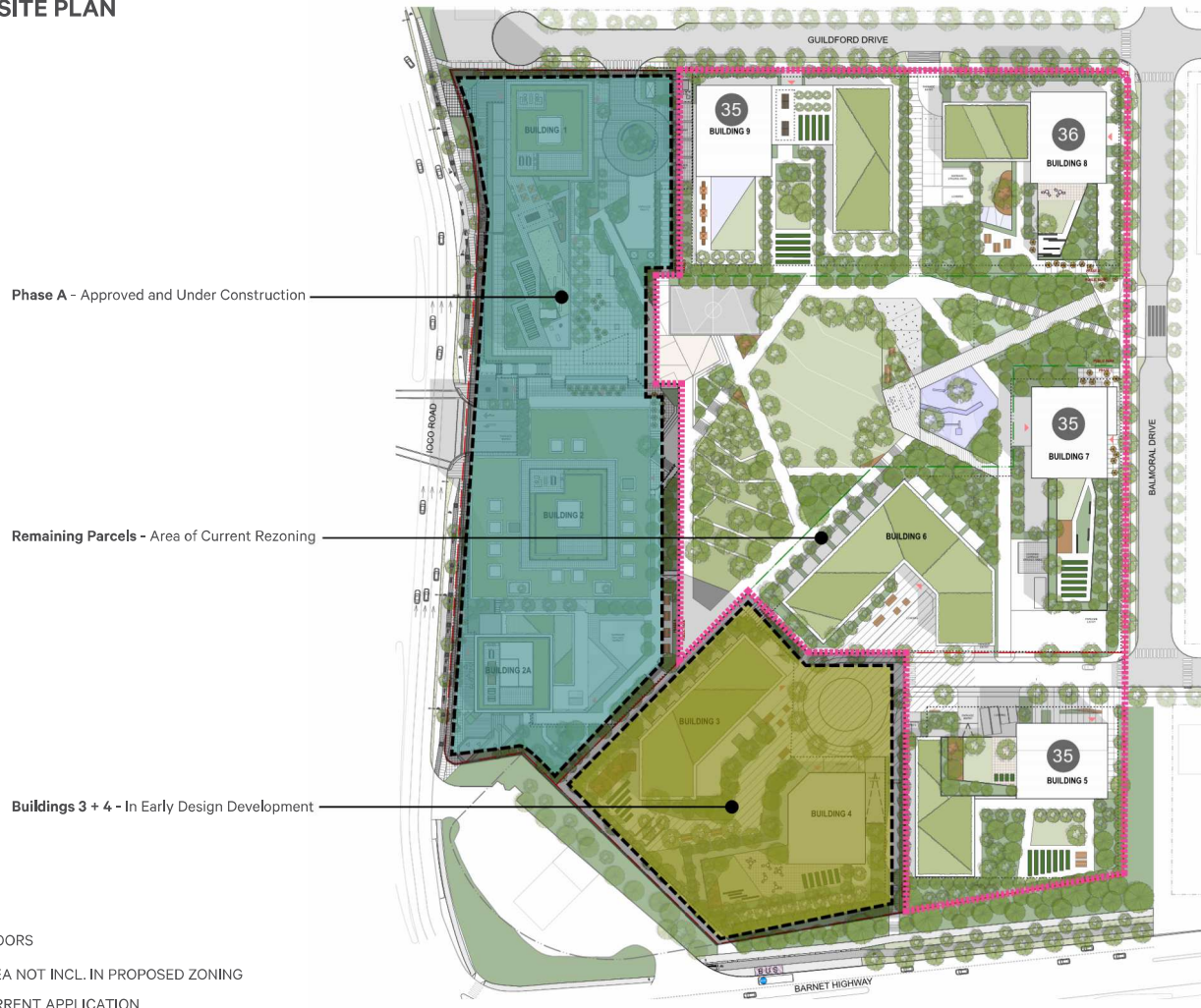
Note: Office use is permitted in any podium without amendment to this schedule, with a preference for Bldg. 7



FORM OF DEVELOPMENT

2.0 FORM OF DEVELOPMENT

2.1 PROPOSED SITE PLAN



LEGEND

- NUMBER OF FLOORS
- EXTENT OF AREA NOT INCL. IN PROPOSED ZONING
- EXTENT OF CURRENT APPLICATION
- AREA REMAINS THE SAME

2.0 FORM OF DEVELOPMENT

2.2 OVERALL SUMMARY AND STATISTICS

Phase No.	BLDG No.	Gross Area Sq.ft	Gross Area Sq.m	Net Area Sq.ft	Net Area Sq.m	Net Res. Area Sq.ft	80% Efficiency	Approx. Unit Count 675 sqft/Unit	Proposed Height (Storey)	Net Res. Area Added Sq.ft	Notes
PHASE A	1	284,117	26,395	277,459	25,777	241,063	192,850	299	26	Not Included in Proposed Zoning	
	2	336,009	31,216	299,171	27,794	241,069	192,855	342	26		
PHASE B	3	84,798	7,878	81,898	7,609	81,898	65,518	97	6		
	4	303,408	28,188	294,708	27,379	294,708	235,766	349	26		
	5	418,759	38,904	409,059	38,003	409,059	327,247	485	35		Included in Proposed Zoning
PHASE C	6	106,549	9,899	103,424	9,608	103,424	82,739	123	6		
	7	374,337	34,777	364,962	33,906	333,470	266,776	395	35		
PHASE D	8	393,008	36,512	385,776	35,840	380,711	304,569	451	36		
	9	417,932	38,827	410,700	38,155	410,700	328,560	487	35		
Subtotal		2,718,917		2,627,156		2,496,102				375,467	

Phase No.	BLDG No.	Proposed		RZ text Amendment Approved Oct 28 2025		
		sq.ft.	sq.m	sq.ft.	sq.m.	
Phase B2	BLDG 5	Gross Residential Total (Incl Amenity)	418,759	358,692	358,692	33,324
		Amenity Exclusion	9,700	901	9,700	901
		Ratio of Amenity to Gross Res Total	2.32%	0.25%	2.70%	2.70%
		Net Residential Total (Excl. Amenity)	409,059	38,003	348,992	32,422
Net Grand Total (Excl. Amenity)		409,059	38,003	348,992	32,422	
Phase C	BLDG 6	Gross Residential Total (Incl Amenity)	106,549	9,899	106,549	9,899
		Amenity Exclusion	3,125	290	3,125	290
		Ratio of Amenity to Gross Res Total	2.93%	2.93%	2.93%	2.93%
		Net Residential Total (Excl. Amenity)	103,424	9,608	103,424	9,608
	Net Grand Total (Excl. Amenity)		103,424	9,608	103,424	9,608
	BLDG 7	Gross Residential Total (Incl Amenity)	342,845	31,851	309,645	28,767
		Amenity Exclusion	9,375	871	9,375	871
		Podium Retail	2,246	209	2,246	209
		Podium Office / Multi-Residential	29,246	2,717	29,246	2,717
		Ratio of Amenity to Gross Res Total	2.73%	2.73%	3.03%	3.0%
		Net Residential Total (Excl. Amenity)	333,470	30,980	300,270	27,896
		Net Grand Total (Excl. Amenity)		364,962	33,906	331,762
Phase D	BLDG 8	Gross Residential Total (Incl Amenity)	387,944	36,041	346,444	32,186
		Amenity Exclusion	7,233	672	7,233	672
		Daycare	3,062	284	3,062	284
		City Owned Amenity	2,002	186	2,002	186
		Ratio of Amenity to Gross Res Total	1.86%	1.86%	2.09%	2.09%
		Net Residential Total (Excl. Amenity)	380,711	35,369	339,212	31,514
	Net Grand Total (Excl. Amenity)		385,776	35,840	344,276	31,984
	BLDG 9	Gross Residential Total (Incl Amenity)	417,932	38,827	177,232	16,465
		Amenity Exclusion	7,233	672	7,233	672
		Ratio of Amenity to Gross Res Total	1.73%	1.73%	4.08%	4.08%
		Net Residential Total (Excl. Amenity)	410,700	38,155	170,000	15,793
		Net Grand Total (Excl. Amenity)		410,700	38,155	170,000
Total		Net Residential Total (Excl. Amenity)	1,637,364	152,116	1,261,897	117,234
		Net Grand Total (Excl. Amenity)	1,673,920	155,512	1,298,453	120,630

2.0 FORM OF DEVELOPMENT

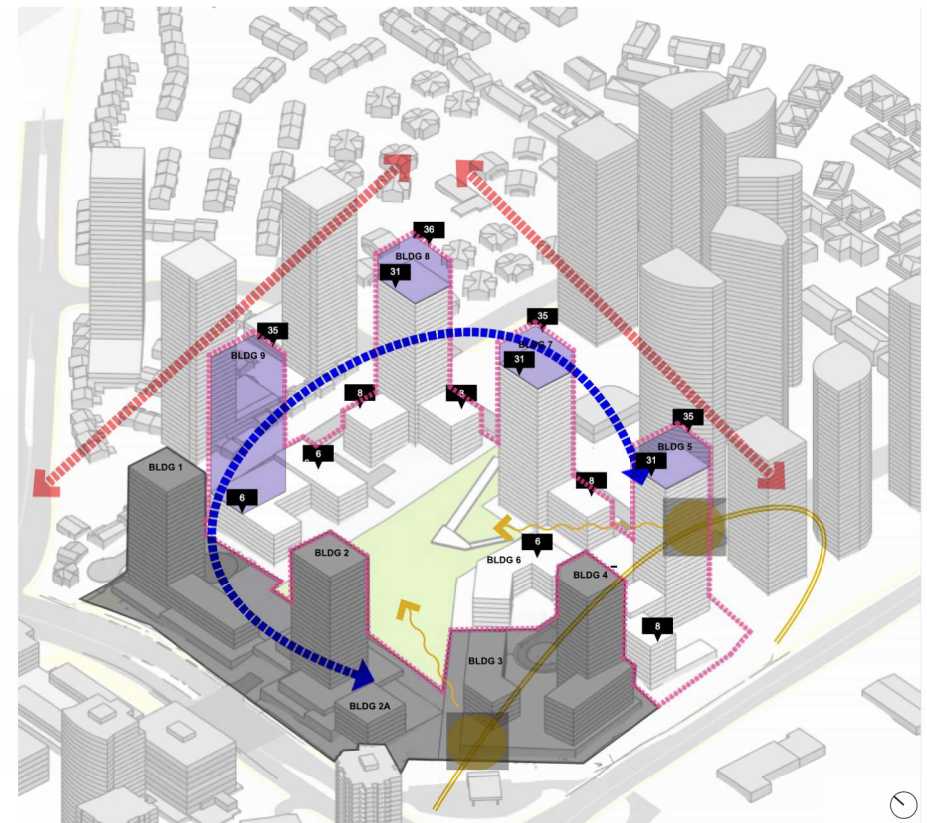
2.3 RATIONALE FOR DENSITY DISTRIBUTION

Tower Heights

Tower heights step down from 36 storeys on Balmoral Drive to 26 storeys along loco Road. This responds to the surrounding context, including the proposal across Balmoral Drive in Coquitlam which proposes towers up to 45+ storeys, and Suter Brook Village across loco Road includes heights approximately 26 storeys in height. In this way Inlet district offers a transitional scale between these two communities as it knits them together across the street and up the hill.

Horseshoe of Density around the Park

By bringing the height and density around the park and away from the south side as much as possible the daylight on the park is maximized. Especially for afternoon/evening sun coming from the south and west. This is part of the reason for adding a tower form on the Building 9 parcel. If this parcel was to remain at the current density and all the additional density proposed in this application was added to just the current tower forms on building 5, 7 and 8 each would increase by 10-15 floors beyond what is shown in the adjacent diagram. Parcel 9 was previously a mid-rise form but given the generous tower separation already provided in the plan there is ample room for the each tower to avoid overlook and proximity to one another as they are distributed around the edge of the entire community.



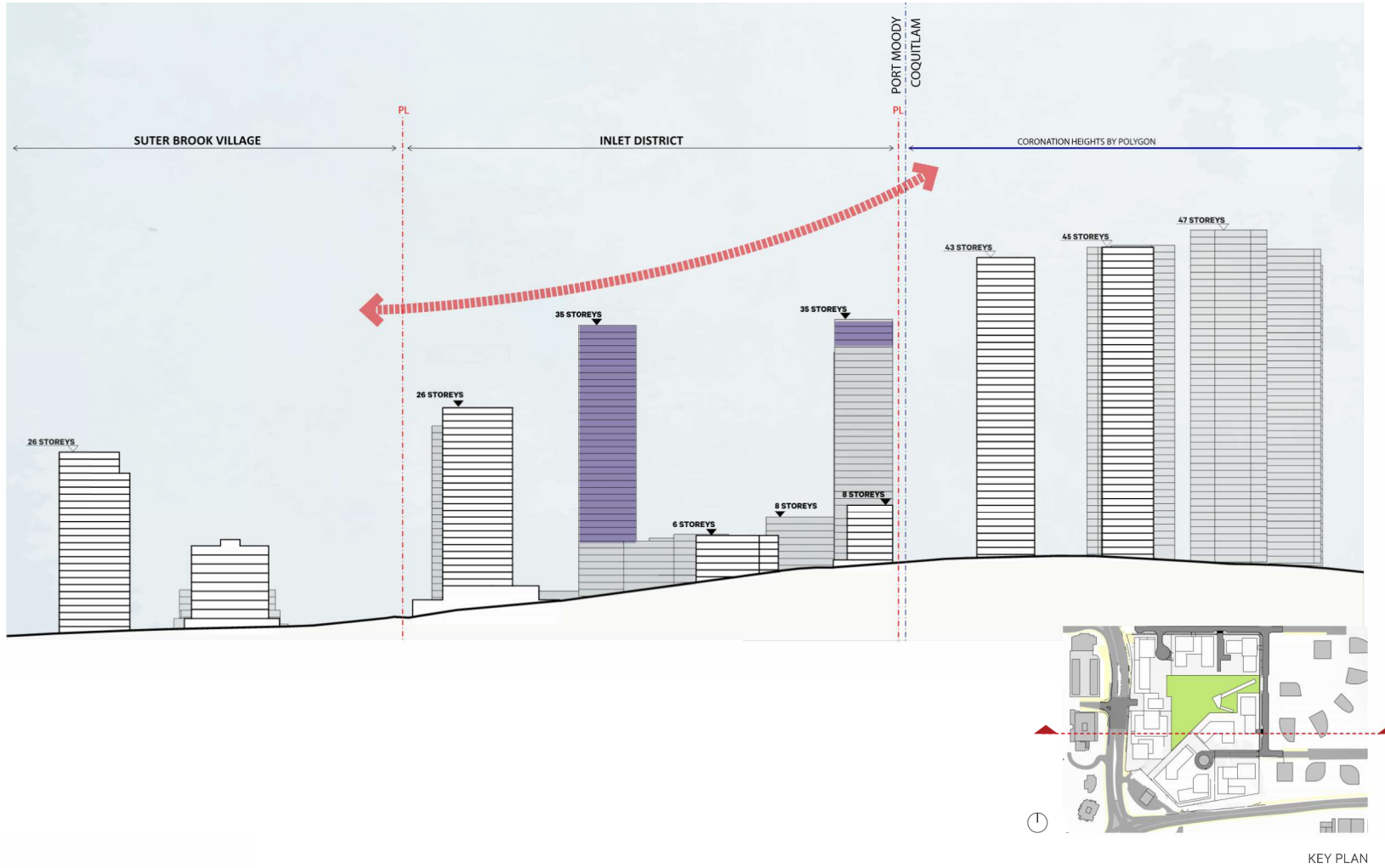
PROPOSED SITE PLAN

LEGEND

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- EXTENT OF CURRENT APPLICATION
- ADDED MULTI-RESIDENTIAL

2.0 FORM OF DEVELOPMENT

2.3 RATIONALE FOR DENSITY DISTRIBUTION

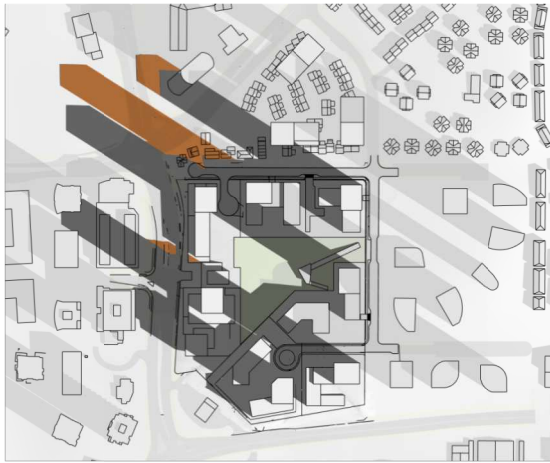




APPENDIX

3.0 APPENDIX

3.1 SHADOW STUDIES



March 21 - 10AM



March 21 - 12PM



March 21 - 2PM



March 21 - 4PM

LEGEND

- EXTENT OF PREVIOUSLY APPROVED SHADOWS
- EXTENT OF PROPOSED ADDITIONAL SHADOWS



3.0 APPENDIX

3.1 SHADOW STUDIES



June 21 - 10AM



June 21 - 12PM



June 21 - 2PM



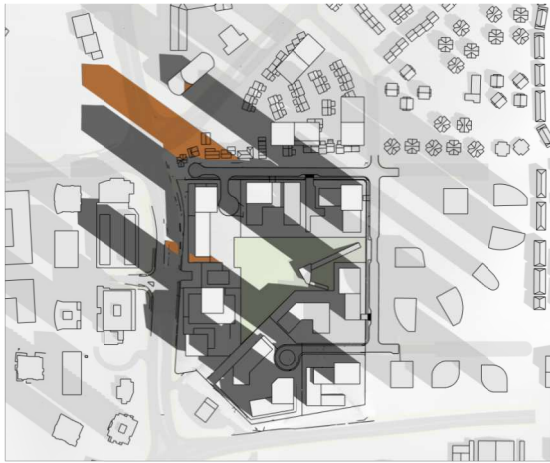
June 21 - 4PM

- LEGEND**
- EXTENT OF PREVIOUSLY APPROVED SHADOWS
 - EXTENT OF PROPOSED ADDITIONAL SHADOWS



3.0 APPENDIX

3.1 SHADOW STUDIES



Sep 21 - 10AM



Sep 21 - 12PM



Sep 21 - 2PM



Sep 21 - 4PM

LEGEND

- EXTENT OF PREVIOUSLY APPROVED SHADOWS
- EXTENT OF PROPOSED ADDITIONAL SHADOWS



3.0 APPENDIX

3.1 SHADOW STUDIES



Dec 21 - 10AM



Dec 21 - 12PM



Dec 21 - 2PM



Dec 21 - 4PM

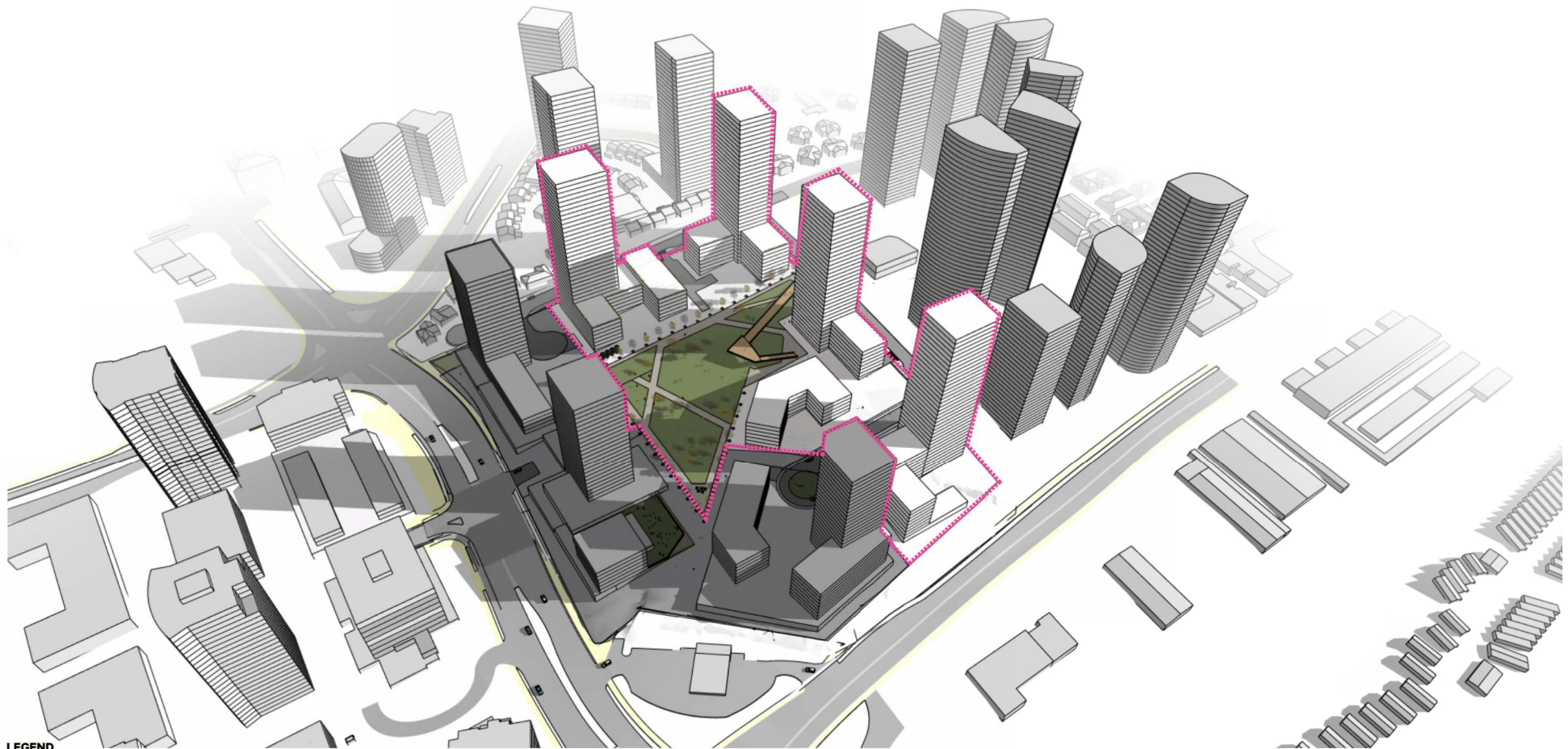
LEGEND

- EXTENT OF PREVIOUSLY APPROVED SHADOWS
- EXTENT OF PROPOSED ADDITIONAL SHADOWS



3.0 APPENDIX

3.2 RENDERS

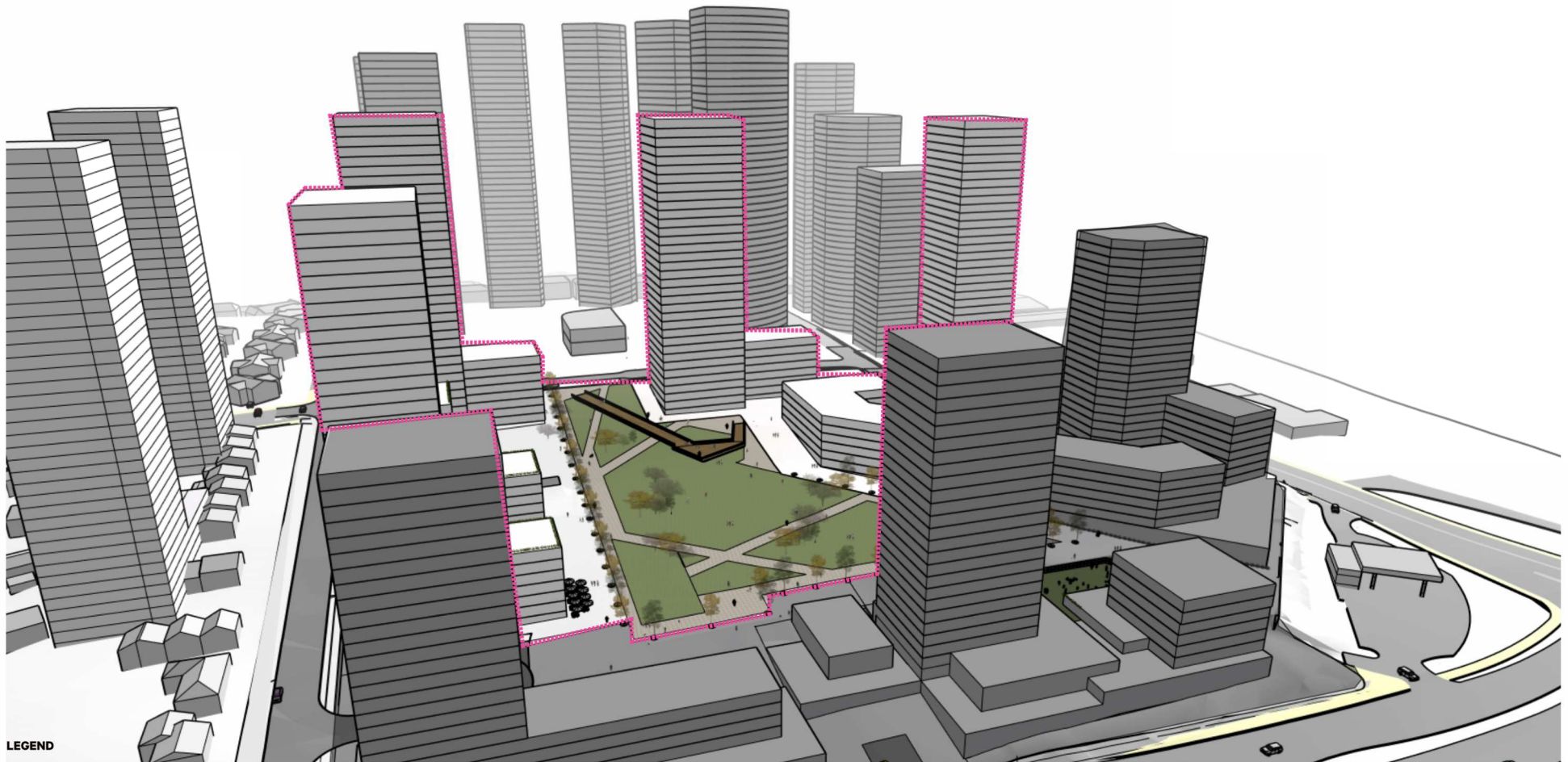


LEGEND

- EXTENT OF CURRENT APPLICATION
- AREA REMAINS THE SAME

3.0 APPENDIX

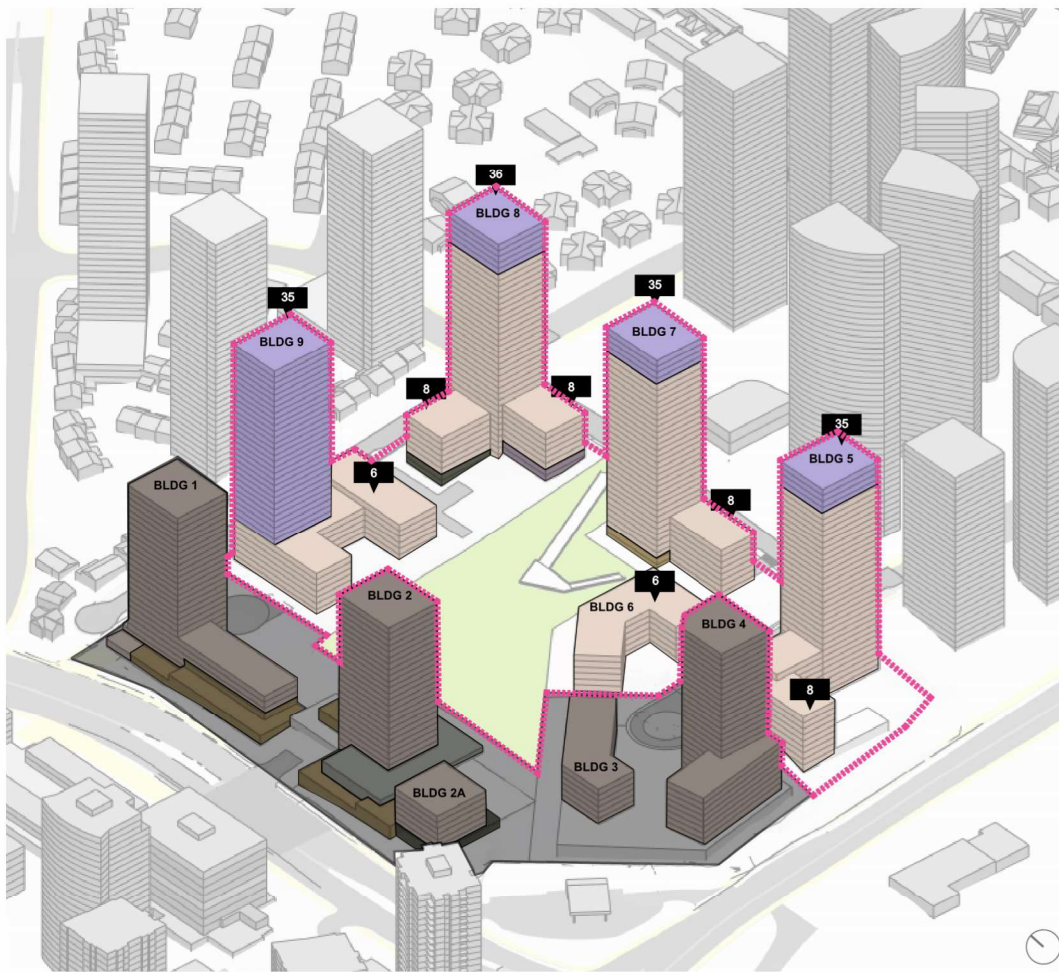
3.2 RENDERS



LEGEND
..... EXTENT OF CURRENT APPLICATION
■ AREA REMAINS THE SAME

1.0 INTRODUCTION

1.7 OVERALL LAND USE DIAGRAM



PROPOSED SITE PLAN

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- ADDED MULTI-RESIDENTIAL
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- CITY OWNED AMENITY
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