

Considered at March 2, 2021 Special Council Meeting

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Multi-Family Sustainability Report Card

Purpose

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

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

Process

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

1. Make a development inquiry to Development Services regarding your proposed rezoning, development permit, or heritage alteration permit. Staff will provide you with a hard copy of the Sustainability Report Card and provide a weblink to portmoody.ca/SRC where you can find a fillable PDF version of the Report Card.
2. Attend a pre-application meeting with City staff to discuss your proposal. The Planner will determine if the Sustainability Report Card is a document that must be submitted with your application.
3. If required, complete a Report Card by filling in the appropriate information that applies to your particular application and submit the completed Report Card (saved version of online fillable PDF or hard copy) to the appropriate City staff (sustainabilityreportcard@portmoody.ca or deliver to City Hall Planning Department at 100 Newport Drive), along with a completed land use application.
4. The Planner will review the Report Card for completeness and accuracy and forward to staff in various departments for feedback. The Planner will determine your preliminary score and discuss the results of the staff review with you. You will then have an opportunity to improve your score with respect to the sustainability of your proposal and resubmit an updated Report Card.
5. The Planner will make comments, determine your final score, and prepare the Project Report Card Summary. The Summary will be included in the land use reports that are distributed to the Advisory Design Panel, Community Planning Advisory Committee, and Council.
6. If your application is approved by Council, your final Report Card is maintained in the development file and a copy is provided to the City's Building Division.

Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. To do this, make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met.
- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects.
- Some measures are marked 'EARLY STAGE'. This indicates that these measures must be considered in the design phase as it is unlikely they can be added to a proposal later on.

Italicized words are in the [Glossary](#) at the back of this document.

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- Similarly, some measures are marked 'BASELINE'. Although the Report Card is not a pass or fail test of development applications, it does set a minimum score to indicate the City's minimum expectations. Items labelled 'BASELINE' count toward a minimum score as they are considered to be low cost and readily achievable.
- Italicized terms are defined in the Glossary at the end of the Report Card document.
- Refer to the Resources section for links to Internet resources relevant to measures in the Report Card.

Scoring

- Performance measures are assigned weighted scores from 1 to 10 to indicate their significance based on: (1) level of difficulty to integrate into project design; (2) order-of-magnitude cost added to the project; (3) degree of effectiveness for increasing the overall project sustainability; (4) identified community priority in the Official Community Plan; and (5) level of urgency for Port Moody in terms of achieving community sustainability goals.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Where possible, points for achieving various means are indicated. In other cases, the number of means to achieve a performance measure may exceed the total points possible for an item. In this case, the Planner will make a fair assessment of the project's performance for this measure with respect to the conditions of the site as a percentage and translate this to the possible score.
- Only whole number scores will be assigned. This will be achieved by rounding to the nearest whole number. For example, if overall performance for a measure is deemed to be about 80 per cent and the possible score is out of 4, then a score of 3 points out of 4 will be assigned.
- The Report Card is an iterative process with the applicant. The applicant has an opportunity to comment and make changes to their proposal before the scores are considered final and shared with public advisory bodies and Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. These items are not scored, but are given specific mention on the Project Report Card Summary.
- Staff will review your completed Report Card and provide feedback before your project is scored to give you the opportunity to achieve the highest score possible.

Monitoring

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

Public Information

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

Property and Applicant Information

Applicant Integra Architecture Inc	Telephone 604.688.4220	Email stevew@integra-arch.com
Registered Owner Allaire Group [as authorised agent]	Project Address #44/48/52/56 & 60 Seaview Drive, Port Moody	
Proposed Use Townhouse Residential Multi-Family		

Total Floorspace m²

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

Arts

Performance Measure Description and Scoring

C1

Project includes public art in publicly accessible or publicly owned space (3 points, +1 bonus point if a Public Art Consultant is used).

OR Project provides an in lieu financial contribution to the City's Public Art Reserve Fund (3 points).

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE + EARLY STAGE

If yes, describe: Project provides an in lieu financial contribution to the City's Public Art Reserve Fund.	Staff Comments
Public Art Consultant:	
Plan reference:	

Bonus Score /1 Score /3

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

Arts

Performance Measure Description and Scoring

C2

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

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE

Describe: Concrete retaining walls along Seaview Road provides an opportunity for artistic reveal panels and entry gates.	Staff Comments
Plan reference:	

Score /2

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

BASELINE FOR HRA + EARLY STAGE	Heritage		
	Performance Measure Description and Scoring C3 Project includes reusing an existing heritage structure with heritage value through <i>heritage restoration</i> or <i>heritage rehabilitation</i> (4 points). Where the preservation of a heritage structure in its original location cannot be accommodated, this may include re-location. See <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>: historicplaces.ca		
	Applicant Explanation and Reference to Plans, Drawings, and Reports <table border="1"> <tr> <td>Describe: Not Applicable</td> <td rowspan="2">Staff Comments</td> </tr> <tr> <td>Plan reference:</td> </tr> </table>	Describe: Not Applicable	Staff Comments
Describe: Not Applicable	Staff Comments		
Plan reference:			
Score N/A /4			

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

EARLY STAGE	Heritage		
	Performance Measure Description and Scoring C4 Project includes a <i>statement of significance</i> prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable). See <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>: historicplaces.ca		
	Applicant Explanation and Reference to Plans, Drawings, and Reports <table border="1"> <tr> <td>Report title: Not Applicable</td> <td rowspan="2">Staff Comments</td> </tr> <tr> <td>Heritage Consultant:</td> </tr> </table>	Report title: Not Applicable	Staff Comments
Report title: Not Applicable	Staff Comments		
Heritage Consultant:			
Bonus Score N/A /2 Score N/A /2			

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

Heritage

Performance Measure Description and Scoring

C5

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Not Applicable	Staff Comments
Plan reference:	

Score /3

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

Arts

Performance Measure Description and Scoring

C6

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

meters ² / feet ²	Staff Comments
Description of space: Not Applicable	

Score /4

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

Complete Community Elements

Performance Measure Description and Scoring

C7 Project improves the *streetscape* beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's *beautification* impact.

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Concrete retaining walls along Seaview Road provides an opportunity for artistic reveal panels and entry gates. Bench Seating Along Seaview	Staff Comments
Plan reference:	

Score /2

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

Heritage

Performance Measure Description and Scoring

C8 Project will apply to be added to the City's Heritage Register.

Applicant Explanation and Reference to Plans, Drawings, and Reports

☐ Yes ☐ No ☒ N/A	Staff Comments
Details: Not Applicable	

Score /3

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

Innovation

Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Not Applicable	

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

Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments

Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	23 Total
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	12 n/a
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	11 Maximum
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	7 Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	7 / 11 = 64 % Total Cultural Points Max Percent

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

Land Use/Employment

Performance Measure Description and Scoring

EC1 Supports walking to shops and services by improving the circulation and connectivity of the site to the retail shops and services of the relevant neighbourhood centre.

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Use(s): Single Family	
Number of jobs on-site relating to this use in operation: Not Applicable	
Proposed:	
Use(s): Multi-Family [Townhouse]	
Number of jobs estimate: Not Applicable	
Assumptions: new sidewalks will improve circulation & connectivity but the site is remote from neighbourhood centres in an established residential neighbourhood.	

Score 1 /3

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

Land Use

Performance Measure Description and Scoring

EC2 Provides more intensive use of land to the allowable housing density that supports local businesses.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the diversification and how it is appropriate to this particular location: The site is 0.971 Acres and is currently occupied by 5 single family homes [+/-5 units per acre]. The proposed townhouse development provides 28 units, raising the housing density to +/-29 units per acre.	Staff Comments

Score 1 /1

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

Land Use/Employment

Performance Measure Description and Scoring

EC3 Results in net increase in the City's property tax base.

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Building type:	
SINGLE-FAMILY HOMES [5 Homes]	
FSR:	
10,369 sf [0.26 FSR] [Based on BC Assessment]	
Proposed:	
Building type:	
TOWNHOUSE RESIDENTIAL [28 Homes]	
FSR:	
36,677 sf [0.92 FSR]	

Score 3 /3

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

Land Use

Performance Measure Description and Scoring

EC4 Project redevelops and rehabilitates a *brownfield* site.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:	Staff Comments
Not Applicable.	

Score N/A /3

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ECONOMIC SUSTAINABILITY SECTION ⁴¹⁸ How will the project contribute to a stronger local economy?

Innovation

Performance Measure Description and Scoring

EC5 Economic sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
None	

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

Constraints

Performance Measure Description and Scoring

EC6 Unique site aspects that limit economic sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Remoteness of the development site from Neighbourhood centres	

Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	10 Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	3 n/a
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	7 Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	5 Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	5 / 7 = 71 % Total Economic Points Max Percent

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴¹⁹How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

EN1 Project protects and enhances an Environmentally Sensitive Area (ESA) as designated on Map 13 in the City's Official Community Plan, i.e. provides positive net benefit.

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Type of ESA: ☐ High ESA ☐ Medium ESA ☐ Low ESA ☐ 30m Stream Buffer (High Value) ☐ Special Feature (High Value)	Staff Comments
Features/Species of Value: Not Applicable	
Means of Protection: ☐ Covenant ☐ Dedication ☐ Monitoring	
☐ Other:	
Means of Improvement of ESA: Not Applicable	

Score N/A /4

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁰ How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

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

See [Vancouver Bird Strategy](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

List all elements that reduce the impact that urbanization has on birds for this project:

Planting of native trees and shrubs. Providing a diversity of native & non-invasive plants. Reduced light pollution. Minimised lawn areas. Snags & downed wood incorporated in the landscape design. Water provided for birds to drink & bathe. Canopies provide cover over first floor windows. Screens/drapes/blinds interior to windows. Outdoor landscaping appropriate distance from glass.

Staff Comments

Score /3

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

Site Context | Ecology

Performance Measure Description and Scoring

- EN3 Design of outdoor lighting minimizes the harmful effects of *light pollution* with technology that ensures lighting is:

- Only on when needed
- Only lights the area that needs it
- No brighter than necessary
- Minimizes blue light emissions
- Fully shielded (pointing downward)

See [International Dark Sky Association](#) for Dark Sky Friendly Lighting.

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

Minimum exterior lighting. Down-lighting only -no up-lighting. Motion sensitive exterior lighting. Minimum lighting levels proposed. Minimised blue light emissions. Electrical or lighting designer to confirm.

Staff Comments

Score /3

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

Site | Air Quality – Alternative Transportation

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
☒ Short-Term Bicycle parking	
☒ Long-Term Bicycle parking	
☒ End-of-Trip Bicycle Facilities: Private homes	
☐ Bike share and assigned parking	
☐ Co-op vehicle and assigned parking space provision	
☒ Electric Vehicle plug-ins and designated spaces ¹	
Plan references:	

Score /3

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

Site | Air Quality – Alternative Transportation

Performance Measure Description and Scoring

- EN5 Project incorporates measures to support pedestrians and cyclists.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
☒ Connects to existing pedestrian/cycling routes and priority destinations	
☒ Improves local pedestrian routes, local bike networks/trails	
☒ Safe, secure, accessible, and sustainable footpaths	
☒ Pedestrian clearway sufficient to accommodate pedestrian flow	
☒ Covered outdoor waiting areas, overhangs, or awnings	
☒ Pedestrian scale lighting	
☐ Pedestrian/bike-only zones	
☐ Other:	
Site circulation plan:	
Other plan references:	

Score /3

¹ See BC Hydro's *Electric Vehicle Charging Infrastructure Deployment Guidelines*.

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

Building | Waste Storage Space

Performance Measure Description and Scoring

- EN6 Project allocates sufficient and accessible recycling and garbage storage space in multi-family and commercial buildings and complexes compatible with City of Port Moody recycling, green waste, and garbage services.
- Target 1:** Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments.
- Target 2:** Design provides safe and universally accessible access in a secure common area.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Total residential recycling, garbage, and green waste space proposed: Recycling: m ² Garbage: m ² Green Waste: m ²	Staff Comments
Total commercial recycling, garbage, and green waste space proposed: Recycling: m ² Garbage: m ² Green Waste: m ²	
Details regarding design for safety, security, and accessibility: Private garbage & recycling storage within each unit - no common area is provided.	

Score /2

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

Site | Sustainable Landscaping – Urban Forestry

Performance Measure Description and Scoring

- EN7 Project protects and enhances the *urban forest*, prioritizing native tree species.
- See [City of Port Moody Tree Protection Bylaw](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: ☐ Existing mature trees protected (# 0) ☒ Replacement tree ratio (2 : 1) • Native tree species planted on site (#) • Native tree species planted off site (#) ☐ Protected/natural park areas added on site (% of total site area: %)	Staff Comments No tree retention
Arborist report:	

Score /3

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²³ How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Habitat

Performance Measure Description and Scoring

- EN8 Project preserves, enhances, and/or compensates for site ecology on site (4 points). Off-site compensation may be considered in some cases, in accordance with all other City regulations and supported by staff (3 points).
- Compensation in the form of a financial contribution to the City toward approved public restoration, rehabilitation, or enhancement projects may be considered (2 points).
- See City of Port Moody Naturescape Policy 13-6410-03.
- See also [Invasive Plant Council of BC](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
☐ Salvage replanting	
☐ Reduction to existing impervious area m ²	
☐ Removal of <i>invasive plant species</i> Names: *Landscape to confirm	
☒ Native/"naturescape" landscaping	
☐ Watercourse daylighting	
☐ Riparian area restoration	
☐ Other measures taken to enhance habitat or to compensate for habitat loss:	

Score /4

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁴ How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Stormwater

Performance Measure Description and Scoring

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

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

(3 points if all three targets are achieved)

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Target(s) reached:	1	2	3	Staff Comments
Means of achieving (check all that apply): ☒ Absorbent landscape ☐ Roof downspout disconnection ☐ Infiltration swales and/or trenches ☒ Sub-surface chambers/detention tanks ☐ Rain gardens with native plantings ☐ Rainwater harvesting ☐ Tree well structures ☐ Green roof/wall ☐ Water quality structures ☒ Pervious paving ☐ Daylighted streams ☐ Constructed wetlands				
☐ Other:				
References to plans and documents: Target 1				

Score 1 /3

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁵How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Water Conservation

Performance Measure Description and Scoring

- EN10 Project reduces potable water use for irrigation.
2 points = 5 actions (from "check all that apply" list)
1 point = 3 actions (from "check all that apply" list)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
☒ Drought-tolerant landscaping (<i>xeriscaping</i>) with native species	
☐ Low-maintenance lawn alternatives	
☒ Non-water dependent materials/features for ground cover treatment	
☒ Irrigation system with central control and rain sensors	
☐ Captured rainwater irrigation system, e.g. using cisterns/rain barrels	
☐ Other:	
Plan reference:	

Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁵How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

- EN11 Project is sited and designed in order to facilitate and improve wildlife movement and access, particularly within known and suspected *habitat corridors*.
Ex. Deer, bears, frogs, salmon, etc. (depending on site location).

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Species supported: None	
Means of supporting:	
Environmental assessment or site plan reference:	

Score /2

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁶ How well does the project minimize the demands on the environment?

Building | Green Building Rating

Performance Measure Description and Scoring

EN12 Project will achieve a recognized industry standard for sustainable design.

Applicant Explanation and Reference to Plans, Drawings, and Reports

☒ Built Green Level: GOLD • Bronze (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) ☐ LEED Level: • Certified (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) ☐ Canadian Passive House Institute (10 points) ☐ Living Future Institute • Living Building Certification (10 points) • Petal Certification (10 points) • Net Zero Energy Certification (10 points) ☐ Other:	Staff Comments To be secured through covenant
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Score /10

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

Building | Alternative/Renewable Energy

Performance Measure Description and Scoring

EN13 Project provides local, low-carbon energy systems, such as geo-exchange, heat recovery ventilation, solar or district energy.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Heat Recovery Ventilation	Staff Comments
Specify % of energy generated:	

Score /4

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁷How well does the project minimize the demands on the environment?

Building | Energy Reduction and Indoor Climate

Performance Measure Description and Scoring

EN14 Building architecture employs *passive design* strategies appropriate to the local climate to reduce energy use and enhance occupant comfort.

Examples:

- Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
- Limit windows to 50% of any façade, taking into account other livability and aesthetic criteria.
- Use heat-recovery ventilation during heating season only, and design for natural ventilation and cooling by natural ventilation throughout the rest of the year.
- See [City of Vancouver Passive Design Toolkit](#) for Large Buildings for other examples.

Applicant Explanation and Reference to Plans, Drawings, and Reports

☒ Yes ☐ No	Staff Comments
Key <i>passive design</i> building elements: Heat Recovery ventilation during heating season only. Natural Ventilation and cooling. Window percentage = 50% maximum. East & West exposures minimised.	

Score /3

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

Smart Technology

Performance Measure Description and Scoring

EN15 Project uses *smart technology* to optimize sustainable use of resources.

Ex. Automated lighting, shading, HVAC, energy/water consumption, security, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Motion sensed exterior lighting. Programmable thermostatic controls. Automated HVAC. Dimmable lighting.	Staff Comments

Score /2

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ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁸How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping

Performance Measure Description and Scoring

- EN16 Project provides or designates space for growing food in private or common areas including on-site composting to support the gardening activities.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Edible Landscape proposed for Private yards. Common herb garden proposed in common space. Bear attractants such as fruit trees are being avoided.	Staff Comments
Landscape Plan Reference:	

Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION ⁴²⁸How well does the project minimize the demands on the environment?

Building Energy Performance

Performance Measure Description and Scoring

- EN17 Building design incorporates Port Moody Building Energy Performance Design Guidelines.

Applicant Explanation and Reference to Plans, Drawings, and Reports

BC Energy Step Code: ☐ Tier 1 (1 point) ☐ Tier 2 (2 points) ☒ Tier 3 (3 points) ☐ Tier 4 (4 points) Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.	Staff Comments

Score /4

191

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

Bonus Score	0	/2
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Bonus Score	0	/2
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Considered at March 2, 2021 Special Council Meeting

192

Considered at November 24, 2020 Council Meeting

ENVIRONMENTAL SUSTAINABILITY SECTION ⁴³⁰ How well does the project minimize the demands on the environment?

Innovation

Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
--	----------------

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

Constraints

Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
--	----------------

Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	57 Total
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	4 n/a
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	53 Maximum
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	32 Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	32 Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	32 / 53 = 60 % Total Environmental Points Max Percent

Considered at March 2, 2021 Special Council Meeting

193

Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³¹
How well does the project address community health and wellness?

Accessibility

Performance Measure Description and Scoring

- S1 For single-storey units in multi-family residential development:
 (a) a minimum of 40% are adaptable units (2 points) and, of those units,
 (b) accessible unit(s) providing full wheelchair accessibility are provided (2 points).
 Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses (2 points).

Applicant Explanation and Reference to Plans, Drawings, and Reports

Residential	Staff Comments
% of Adaptable Units: 0	
Details:	
Number of Accessible Units: 0	
Details:	
Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses:	
Details:	

Score /6

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³²
How well does the project address community health and wellness?

Complete Community Design

Performance Measure Description and Scoring

S2 Project design is adapted to minimize shadow or privacy impacts to adjacent buildings.

AND/OR

Project design integrates the results of a *viewscape* study with respect to water and mountain views.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Shadow & privacy impacts to adjacent buildings are minimised by site & building orientation & building form.

Staff Comments

Plan/document references:

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

S3 Development includes a mix of housing types.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units
Live-work units	0
Ground-oriented units	28
Apartment units	0

Staff Comments

Score /3

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³³How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

- S4 Project includes a range of unit sizes for a variety of household types, and the design is flexible to allow for changes, i.e. den can easily become another bedroom.

Targets:

2-bedroom minimum 25% of units

3-bedroom minimum 10% of units

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	0	0	Does not meet minimum target for 2 bedroom.
2-bedroom	2	7 (1 pt)	
3+ -bedroom	26	93 (2 pts)	
Flexible design features:			

Score /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Affordability

Performance Measure Description and Scoring

- S5 Project provides new purpose-built *market rental housing* (2 points) or affordable *market rental housing* (3 points) or *non-market rental housing* (4 points).

OR

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Types: Market Housing	Staff Comments
Description: Townhouse Market Housing for sale. Developer contribution to the City's Affordable Housing Reserve Fund in lieu.	
% of total housing units: 100 %	
Plan reference:	

Score /4

Considered at March 2, 2021 Special Council Meeting

196

Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³⁴
How well does the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

S6

Project provides voluntary public amenities.

Examples:

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

(5 Points = any approved option)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Public Contribution in lieu (CACs)	Staff Comments
Plan reference:	

Score 5 /5

Considered at March 2, 2021 Special Council Meeting

197

Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³⁵
How well does the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

S7

Project provides voluntary private amenities.

Examples:

- Accessible green roof
- Communal garden
- Dog runs
- Play areas
- Social gathering place

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Play Areas / Communal Garden

Staff Comments

Plan reference:

Score /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Inclusive Community

Performance Measure Description and Scoring

S8

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Not Applicable

Staff Comments

Score /4

Considered at March 2, 2021 Special Council Meeting

198

Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³⁶
How well does the project address community health and wellness?

Community Building

Performance Measure Description and Scoring

- S9 Project provides *urban vitalization* by involving land owners and occupants, community groups, and end user groups who may be affected by the proposal in the planning process to identify and showcase Port Moody's unique assets, i.e. goes above and beyond standard notification and consultation.

Examples:

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

Staff will advise on notification requirements and appropriate stakeholder consultation

Applicant Explanation and Reference to Plans, Drawings, and Reports

Please identify stakeholders and explain their involvement:	Staff Comments
Identify actions taken in response to stakeholder input:	
Plan references:	

Score /4

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³⁷
How well does the project address community health and wellness?

Safety

Performance Measure Description and Scoring

S10 The design of the site incorporates *Crime Prevention Through Environmental Design* principles (CPTED).

Applicant Explanation and Reference to Plans, Drawings, and Reports

Please explain:

Natural Surveillance - "Eyes on the street"
Controlled points of entry.
Motion sensitive exterior lighting.
Clearly defined perceptible edge between semi-public and semi-private property. Buildings sited with the longest facade adjacent to the street. Windows provided on all sides.

Plan references:

Staff Comments

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Education and Awareness

Performance Measure Description and Scoring

S11 Project provides education and awareness of the sustainable features of the project for owners/occupants.

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:

Document to be given to new owners at time of sale.

Staff Comments

Score /1

Considered at March 2, 2021 Special Council Meeting

200

Considered at November 24, 2020 Council Meeting

SOCIAL SUSTAINABILITY SECTION

⁴³⁸ How well does the project address community health and wellness?

Innovation

Performance Measure Description and Scoring

S12 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Constraints

Performance Measure Description and Scoring

S13 Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Site grading and TH use not compatible with access/adaptability	

Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	35 Total
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	6 n/a
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	29 Maximum
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	7 Social Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	16 Total Social Points
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	16 / 29 = 55 % Total Social Points Max Percent

Considered at March 2, 2021 Special Council Meeting

201

Considered at November 24, 2020 Council Meeting

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Project Report Card Summary FOR CITY USE ONLY – TO BE FILLED OUT BY THE PLANNER

Project Address/Name: 44-60 Seaview Drive	File No: 6700-20-199
--	-------------------------

PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social
Total Pillar Points Available	23	16	57	35
Sum Of Items Not Applicable	Cultural na 12	Economic na 9	Enviro na 4	Social na 6
Maximum Achievable Score (Total Pillar Points – Sum of Items N/A)	Maximum Cultural Achievable 11	Maximum Economic Achievable 7	Maximum Enviro Achievable 53	Maximum Social Achievable 35
Minimum Score (Sum of Applicable Baseline Items)	Minimum Cultural Score 7	Minimum Economic Score 7	Minimum Enviro Score 32	Minimum Social Score 7
Missed Points (Sum of Applicable Items Not Achieved)	Missed Cultural Points 4	Missed Economic Points 2	Missed EnviroPoints 21	Missed Social Points 19
TOTAL PILLAR SCORE ACHIEVED (Total Points Achieved out of Applicable Items)	7 11 Total Cultural # / Possible Cultural # 64 % Total Cultural Percent	5 7 Total Economic # / Possible Economic # 71 % Total Economic Percent	32 53 Total Enviro # / Possible Enviro # 60 % Total Enviro Percent	16 29 Total Social # / Possible Social # 55 % Total Social Percent
OVERALL SUSTAINABILITY SCORE (Sum of Four Pillars)	60 100 Overall # / Overall Possible #			60 % Overall Percent

SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
+ Priority Items (Score ≥3) Achieved and Confirmed Innovations	+ Cultural	+ Economic	+ Environmental	+ Social
- Priority Items (Score ≥3) Missed and Confirmed Constraints	- Cultural	- Economic	- Environmental	- Social

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

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Report Card Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmentally Sensitive Areas – Land designated as areas that need special protection because of its environmental attributes, such as rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Refer to [Map 13 of OCP](#).

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

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Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public space – A social space that is generally open and accessible to people.

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

442

Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

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Resources

Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management

atfiles.org

BC Climate Exchange

bcclimateexchange.ca

BC Energy Step Code Technical Requirements

bclaws.ca

Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia

env.gov.bc.ca

Bird-Friendly Development Guidelines – City of Toronto

toronto.ca/lightsoff/guidelines

Canada Green Building Council

cagbc.org

City of Port Moody: Official Community Plan (2014)

portmoody.ca

Stream and Drainage System Protection Bylaw No. 2470

portmoody.ca

City of Port Moody Waste Management Bylaw No. 2822

portmoody.ca

City of Vancouver *Passive Design* Toolkit for Large Buildings

vancouver.ca

Community Green Ways Linking Communities to Country and People to Nature

evergreen.ca

Design Centre for CPTED (*Crime Prevention Through Environmental Design*)

designcentreforcpted.org

Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia

env.gov.bc.ca/wld/documents/bmp/devwithcare/

EnerGuide Rating System

nrcan.gc.ca/energy/efficiency/housing/new-homes/5035

Environmentally Sensitive Areas, Best Practices

env.gov.bc.ca

Considered at March 2, 2021 Special Council Meeting

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Considered at November 24, 2020 Council Meeting

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Resources – continued

Examples of Good Public Art

[City of Port Moody Public Art](#)

Fatal Light Awareness Program (FLAP)

flap.org

Invasive Species Council of Metro Vancouver

iscmv.ca

International Dark Sky Association

darksky.org

Metro Vancouver's DLC Waste Management Toolkit

metrovancover.org

Metro Vancouver Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments

metrovancover.org/services

Metro Vancouver's Stormwater Source Control Guideline

metrovancover.org/services

Naturescape BC

naturescapebc.ca

Project for Public Spaces

pps.org

Riparian Areas Regulation Assessment Methods

gov.bc.ca

Standards and Best Management Practices for Instream Works

env.gov.bc.ca

Standards and Guidelines for the Conservation of Historic Places in Canada

historicplaces.ca

Stream Stewardship: A Guide for Planners and Developers

stewardshipcentrebc.ca

Translink: Transit Oriented Communities

translink.ca/transit-oriented-communities

Vancouver Bird Strategy – City of Vancouver (2015)

vancouver.ca

Considered at March 2, 2021 Special Council Meeting

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ALLAIRE

January 29th, 2021

Mr. Wesley Woo
Port Moody Development and Planning Department
100 Newport Drive
Port Moody, BC, V3H 5C3

RE: 44-60 Seaview Townhome Application Return to Council

We are pleased to submit our updated application in response to the motion put forth by Mayor & Council on November 24, 2020

THAT the applicant receive the feedback provided at the Regular Council meeting of November 24, 2020, including increase in social/green space and a massing that steps down to the neighbouring property;

We have addressed the social and green space by adding in community gardens and changing the visitor parking stalls to grass-crete. While the existing amenity area is designed to accommodate young children, the inclusion of the community gardens will allow for adult social interaction, which will help create a more cohesive community. These changes can be found on the landscape drawings.

We did explore the addition of roof decks. The two contributing factors that deterred us from moving forward with this option was:

- 1) The impact it would have on the bedroom sizes. The addition of the roof decks would cause the 2nd or 3rd bedroom to shrink by approximately 2 to 3 feet in length. Based on consistent comments we received from CPAC & COTW we believe reducing the bedroom sizes to be a step backwards. We have included some drawings showing the impacts to the bedrooms.
- 2) The addition of roof decks would inflate the purchase price of these units and work against creating attainable family housing.

It should also be noted that each unit has private outdoor space either in the form of a patio or balcony, both options are south facing to maximize sun exposure. They range in size from 120SF to 200SF.

ALLAIRE PROPERTIES INC.

#304 – 9600 Cameron St ■ Burnaby, BC V3J 7N3
■ Phone: 604.422.8718 ■ Fax: 604.422.8798

Considered at March 2, 2021 Special Council Meeting

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● Page 2

January 29, 2021

We have addressed the transition to the neighboring property by redesigning the edge of the building creating approximately an 8 foot reduction in height. We have added a side by side comparison at the end of the architectural drawings to highlight the reduction.

We also explored moving the driveway entry to the far east to assist the transition, but it created a fire fighter access issue. Supporting documentation has been submitted.

It should also be noted that we are currently proposing a 3.5m setback, which exceeds the bylaw requirement of 2.0m. We also have had an open dialogue with the neighboring property, at 40 Seaview Drive. She is supportive of this development and has submitted a letter stating her support.

We believe that all issues raised by staff and council have been addressed. We look forward to returning to council for 1st and 2nd reading with staff support at the earliest availability.

Yours truly,

A handwritten signature in black ink, appearing to be 'RA' with a stylized flourish.

Ryan Allaire
Allaire Properties Inc.

ALLAIRE PROPERTIES INC.

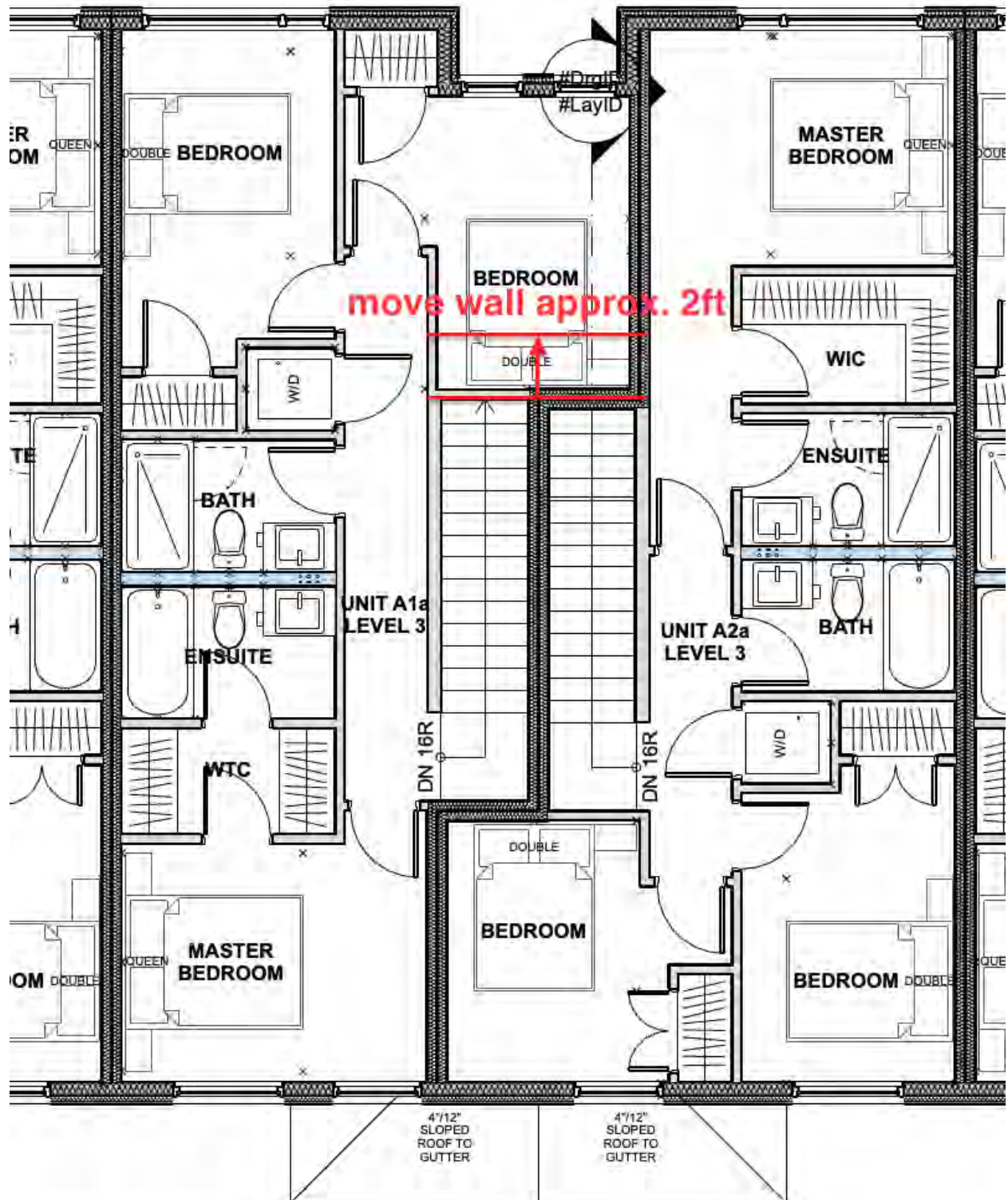
#304 – 9600 Cameron St ■ Burnaby, BC V3J 7N3
■ Phone: 604.422.8718 ■ Fax: 604.422.8798

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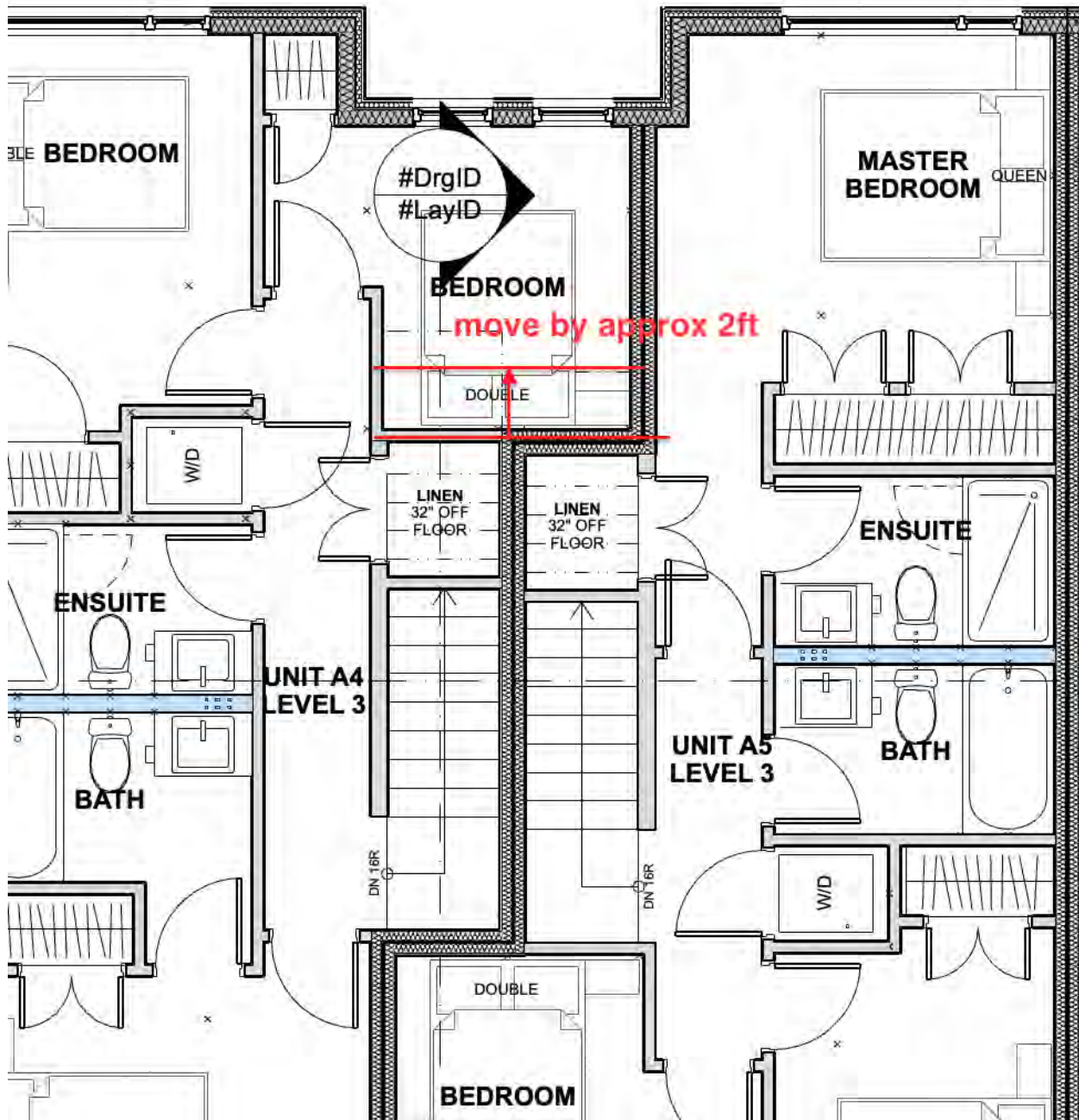
Considered at March 2, 2021 Special Council Meeting

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Considered at March 2, 2021 Special Council Meeting

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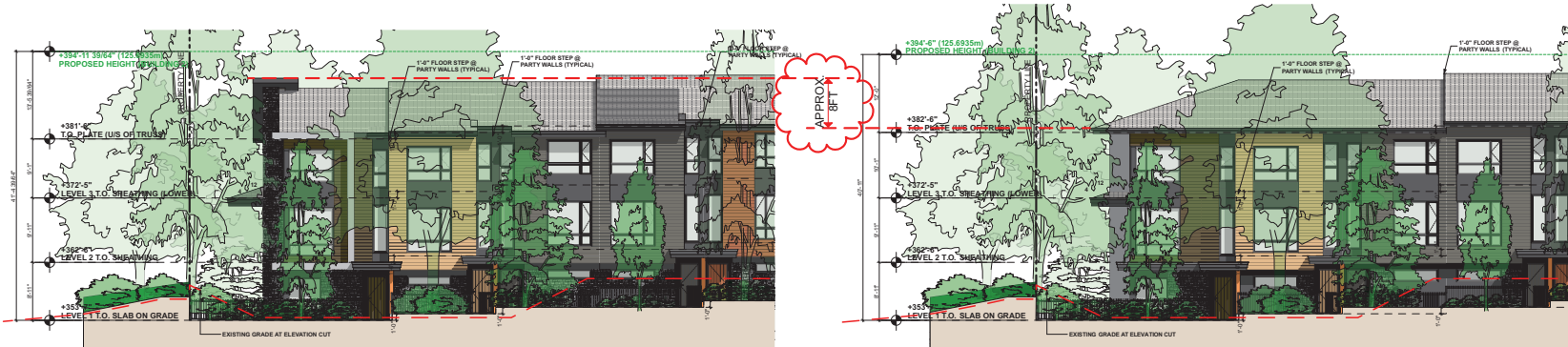


Considered at March 2, 2021 Special Council Meeting

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DIAGRAMATIC COMPARISON OF THE HEIGHT DIFFERENCE OF THE ROOF
RIDGE VS ROOF EAVE.
COMPARING ELEVATIONS SUBMITTED AS: 443 201106 Issue 04 - Rezoning
Resubmission

THE HEIGHT DIFFERENCE BETWEEN THE PREVIOUS ROOF RIDGE VS REVISED
ROOF EAVE. IS APPROX. 8FT



PREVIOUS SUBMISSION

443 201106 Rock Ridge - Architectural Drawings Issue 04 - Rezoning Resubmission

A-4.200 Building 2 Elevations

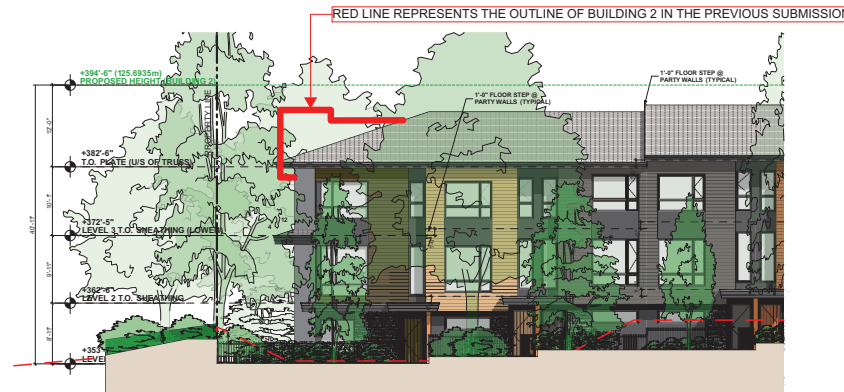
#1 Building 2 - North Elevation

CURRENT SUBMISSION

443 210129 Rock Ridge - Architectural Drawings Issue 05 - Rezoning Resubmission

A-4.200 Building 2 Elevations

#1 Building 2 - North Elevation



CURRENT SUBMISSION

Showing reduction in eave height at the East Property line



Integra
ARCHITECTURE INC.

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

CONSENT REQUIRED: THIS DRAWING AND DESIGN IS
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OF INTEGRARCHITECTURE INC. AND CANNOT
BE USED WITHOUT THE ARCHITECT'S CONSENT.



(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENTS)

Allaire Group

(PROJECT)

Rock Ridge

44, 45, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Elevation
Comparison**

18443 (PROJECT)

(SCALE)

(DATE)

Tuesday, February 2, 2021

05 - Rezoning Resubmission

(DRAWING)

A-8.201

Considered at March 2, 2021 Special Council Meeting

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Rock Ridge Issue 05 - Rezoning Resubmission Friday, January 29, 2021

Civic Address:
44, 48, 52, 56, 60 Seaview Drive, Port Moody, BC

Development Permit Number: **N/A**

Building Permit Number: **N/A**

Note: Drawings only to scale when printed on 24x36 sheets



CONTACT LIST

Client	Allaire Properties Inc. 245 - 9600 Cameron Street Burnaby BC V3J 7N3	Marc Allaire Ryan Allaire	604.422.8798 604.422.8718	mallaire@allairegrp.com rallaire@allairegrp.com
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC V6C 1S4	Duane Siegrist Steve Watt	604.688.4220	duanesiegrist@integra-arch.com steve@integra-arch.com
Civil	Vector Engineering Ltd. 3375 Norland Avenue Burnaby BC V5B 3A9	Vic Sagorski	604.298.2333	vic@vectoreng.ca
Landscape	Prospect & Refuge Landscape 102-1661 W 2nd Ave Vancouver BC V6J 1H3	Alyssa Semczyszyn	604.669.1003	alyssa@prospectrefuge.ca
Authority	City of Port Moody 100 Newport Drive Port Moody BC V3H 5C3			

Architectural Drawing Issues

2021-01-29	Issue 05 - Rezoning Resubmission
2020-11-06	Issue 04 - Rezoning Resubmission
2020-07-20	Issue 03 - Rezoning Resubmission
2019-10-07	Issue 02 - Rezoning Submission
2018-04-13	Issue 01 - Preliminary Inquiry

Architectural Drawing Index

A-0.000 Cover		
A-0.000	Cover Sheet	
A-0.010	Data Sheet	
A-0.210	Context	
A-0.220	Context	
A-0.230	Site Context Photos	
A-0.240	Zoning	
A-0.310	Existing Conditions	1/16" = 1'-0"
A-0.320	Existing Conditions	1/16" = 1'-0"
A-0.401	Perspective Renders	
A-0.402	Perspective Renders	
A-0.403	Perspective Renders	
A-0.404	Perspective Renders	
A-1.000 Site		
A-1.000	Survey	3/32" = 1'-0"
A-1.100	Site Plan	3/32" = 1'-0"
A-2.000 Plans		
A-2.110	Level 1 Floor Plan (West)	1/8" = 1'-0"
A-2.120	Level 2 Floor Plan (West)	1/8" = 1'-0"
A-2.130	Level 3 Floor Plan (West)	1/8" = 1'-0"
A-2.210	Level 1 Floor Plan (East)	1/8" = 1'-0"
A-2.220	Level 2 Floor Plan (East)	1/8" = 1'-0"
A-2.230	Level 3 Floor Plan (East)	1/8" = 1'-0"
A-3.000 Enlarged Plans		
A-3.111	Unit A1	1/4" = 1'-0"
A-3.112	Unit A1a	1/4" = 1'-0"
A-3.113	Unit A1b	1/4" = 1'-0"
A-3.121	Unit A2	1/4" = 1'-0"
A-3.122	Unit A2a	1/4" = 1'-0"
A-3.123	Unit A2b	1/4" = 1'-0"
A-3.131	Unit A3	1/4" = 1'-0"
A-3.141	Unit A4	1/4" = 1'-0"
A-3.142	Unit A4a	1/4" = 1'-0"
A-3.151	Unit A5	1/4" = 1'-0"
A-3.152	Unit A5a	1/4" = 1'-0"
A-3.153	Unit A5b	1/4" = 1'-0"
A-3.161	Unit A6	1/4" = 1'-0"
A-3.211	Unit B1a	1/4" = 1'-0"
A-3.212	Unit B1b	1/4" = 1'-0"
A-3.213	Unit B1c	1/4" = 1'-0"
A-3.214	Unit B1d	1/4" = 1'-0"
A-3.221	Unit B2a	1/4" = 1'-0"
A-3.222	Unit B2b	1/4" = 1'-0"
A-4.000 Elevations		
A-4.100	Building 1 Elevations	1/8" = 1'-0"
A-4.200	Building 2 Elevations	1/8" = 1'-0"
A-4.300	Building 3 Elevations	1/8" = 1'-0"
A-4.400	Building 4 Elevations	1/8" = 1'-0"
A-4.500	Material Board	
A-6.000 Supplemental		
A-6.111	Level 1 FSR Exclusions (West)	1/8" = 1'-0"
A-6.112	Level 2 FSR Exclusions (West)	1/8" = 1'-0"
A-6.113	Level 3 FSR Exclusions (West)	1/8" = 1'-0"
A-6.121	Level 1 FSR Exclusions (East)	1/8" = 1'-0"
A-6.122	Level 2 FSR Exclusions (East)	1/8" = 1'-0"
A-6.123	Level 3 FSR Exclusions (East)	1/8" = 1'-0"
A-6.201	Elevation Comparison	



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(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Cover Sheet

18443 (PROJECT)

(SCALE)

Friday, January 29, 2021 (DATE)

05 - Rezoning Resubmission (ISSUE)

(DRAWING)

A-0.000

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Port Moody, BC

(TITLE)

Data Sheet

(PROJECT)

(SCALE)

(DATE)

(DATE)

(DATE)

A-0.010

Rock Ridge				
PROJECT OWNER:	Allaire Group			
PROJECT CONTACT:	Mark Allaire	Allaire Group	#245 - 9600 Cameron St., Burnaby BC V3J 7N3	T.604.442.8716
PROJECT ARCHITECT:	Shamus Sachs	Integra Architecture Inc.	2330-200 Granville Street, Vancouver, BC V6C 1S4	T.604.688.4220
PROJECT NUMBER:	18443			
CIVIC ADDRESS:	44, 48, 52, 56, 60 Seaview Drive, Port Moody, BC			
LEGAL DESCRIPTION:	Lots 3-7, Block D, Plan NWP17952, District Lot 377, New Westminster District			
PROJECT DESCRIPTION:	3-Storey Multi-Family Townhomes			
ZONING:				
Existing Zoning:	RS-1			
Proposed Zoning:	CD (TBC)			
OCF Designation	Single Family Low Density			
Development Permit Area	1 (Multiple Residential)			
ISSUE:	05 - Rezoning Resubmission			
DATE:	2021-01-29			

SITE AREA (SA)

Total Site Area				
Total Gross Site Area	0.971 Acres	40,019 SF	3,717.83 m ²	
* To be Confirmed by Survey				

FLOOR AREA RATIO (FAR)

Maximum FAR				
Maximum Floor Area	1.00	40,019 SF	3,717.8 m ²	
Proposed FAR				
Proposed Floor Area	0.95	38,129 SF	3,542.3 m ²	

LOT COVERAGE (LC)

Maximum LC				
Maximum Lot Coverage	40%	16,007 SF		
Proposed LC				
Maximum Lot Coverage				
Building 1 Lot Coverage		4,367.35 SF		
Building 2 Lot Coverage		4,975.35 SF		
Building 3 Lot Coverage		3,784.15 SF		
Building 4 Lot Coverage		4,367.83 SF		
Total Lot Coverage		17,514.68 SF	Variance Required	

GROSS FLOOR AREA (GFA)

Townhouse Unit Areas

Unit Types	Level	Floor Areas		Exclusions		Total	Number of Units	Total Unit Area	
		SF	Subtotal	Garage	Open to sky or <SFT Under Deck			SF	m ²
TH Unit A1	L1	608.00		502.76	24.93				
3 Bed + 2.5 Bath	L2	640.54	1893.51		28.89	556.58	1336.93	2	2673.86
Seaview Middle Unit	L3	644.97							
TH Unit A1a	L1	608.00		502.76	24.93				
3 Bed + 2.5 Bath	L2	639.88	1892.18		28.89	556.58	1335.60	2	2671.20
Seaview Middle Unit	L3	644.30							
TH Unit A1b	L1	608.00		502.76	24.93				
3 Bed + 2.5 Bath	L2	639.88	1892.18		28.89	556.58	1335.60	1	1335.60
Seaview Middle Unit	L3	644.30							
TH Unit A2	L1	608.00		500.91	24.93				
3 Bed + 2.5 Bath	L2	639.88	1883.33		30.14	555.98	1327.35	2	2654.70
Seaview Middle Unit	L3	635.45							
TH Unit A2a	L1	608.00		500.91	24.93				
3 Bed + 2.5 Bath	L2	639.88	1883.33		30.14	555.98	1327.35	2	2654.70
Seaview Middle Unit	L3	635.45							
TH Unit A2b	L1	608.25		501.16	24.93				
3 Bed + 2.5 Bath	L2	640.54	1884.91		30.14	556.23	1328.68	1	1328.68
Seaview Middle Unit	L3	636.12							
TH Unit A3	L1	608.25		518.96	24.93				
3 Bed + 2.5 Bath + Den	L2	640.13	1888.51		7.41	551.30	1337.21	1	1337.21
Seaview Middle Unit	L3	640.13							
TH Unit A4	L1	605.15		506.82	24.93				
3 Bed + 2.5 Bath	L2	605.15	1810.24		19.03	550.78	1299.46	2	2518.92
Seaview Middle Unit	L3	599.94							
TH Unit A4a	L1	604.13		505.80	24.93				
3 Bed + 2.5 Bath	L2	604.13	1807.18		18.73	549.46	1297.72	2	2515.44
Seaview Middle Unit	L3	598.92							
TH Unit A5	L1	604.13		505.22	24.93				
3 Bed + 2.5 Bath	L2	604.13	1817.61		20.28	550.43	1267.18	2	2534.36
Seaview Middle Unit	L3	609.35							
TH Unit A5a	L1	605.15		506.24	24.93				
3 Bed + 2.5 Bath	L2	605.15	1819.65		20.28	551.45	1268.20	1	1268.20
Seaview Middle Unit	L3	609.35							
TH Unit A5b	L1	604.13		505.22	24.93				
3 Bed + 2.5 Bath	L2	604.13	1817.61		20.28	550.43	1267.18	1	1267.18
Seaview Middle Unit	L3	609.35							

TH Unit A6	L1	604.71		508.23	24.93				
2 Bed + 2.5 Bath + Den	L2	604.71	1814.13		8.47	541.63	1272.50	1	1272.50
Seaview Middle Unit	L3	604.71							
TH Unit B1a	L1	663.42		462.72	23.68				
3 Bed + 2.5 Bath + Den	L2	696.24	2055.90		14.32	500.72	1555.18	2	3110.36
Seaview End Unit	L3	696.24							
TH Unit B1b	L1	663.42		391.58	23.68				
4 Bed + 3.5 Bath	L2	696.24	2055.90		14.19	429.45	1626.45	2	3252.90
Seaview End Unit	L3	696.24							
TH Unit B2a	L1	662.79		574.67	40.31				
3 Bed + 2.5 Bath	L2	662.79	2048.37			614.98	1433.39	2	2866.78
Seaview End Unit	L3	662.79							
TH Unit B2b	L1	662.79		574.67	40.31				
3 Bed + 2.5 Bath	L2	662.79	2048.37			614.98	1433.39	2	2866.78
Seaview End Unit	L3	662.79							
Total							28	36,129.37	3,542

OFF-STREET PARKING

Townhouse Parking	1.5 Spaces Per Unit	42 Spaces Required	56 Spaces Provided
Residential Parking			
Visitor Parking	6 Spaces Required (As per City)	6 Spaces Required	6 Spaces Provided
Disabled Parking	1 Space For Every 100 Parking Spaces	0 Spaces Required	0 Spaces Provided
Max. Small Cars	0.25 of Provided Spaces	14 Spaces Max.	12 Spaces Provided

Parking Space Dimensions	Required (Width x Length x Height)	Provided (Width x Length x Height)
Standard Space	2.6m (8.53 FT) x 5.6m (18.37 FT) x 2.1m (6.89 FT)	2.7m (8.54 FT) x 5.61m (18.42 FT) x 2.1m (6.89 FT)
Small Cars	2.5m (8.20 FT) x 5.1m (16.73 FT) x 2.1m (6.89 FT)	2.6m (8.25 FT) x 5.11m (16.75 FT) x 2.1m (6.89 FT)
Min. Distance to Continuous Wall	0.3m (0.98 FT) (1'-0")	0.3m (0.98 FT) (1'-0")
Min. Drive Aisle Width	6.1m (20.0 FT) (20'-0")	6.1m (20.0 FT) (20'-0")
Min. Maneuvering Aisle Width	6.7m (22.0 FT) (22'-0")	6.7m (22.0 FT) (22'-0")

BICYCLE STALLS

Townhouse Bicycle Spaces		
Bicycle Spaces Required	2.0 Bicycle Stalls Per Unit	56 Stalls Required
Bicycle Spaces Provided	2.0 Bicycle Stalls Per Unit	56 Stalls Provided

BUILDING HEIGHT

Note: Maximum Height refers to the vertical distance from the existing grade adjoining a building or structure to the mean point between the highest point of a roof and the highest US ceiling line.

	Existing Grades (m)		Average Existing Grade (m)	Height from Existing Grade (m)	Max. Height (m)
	NW	SE			
BUILDING 1	110.59	109.68	110.51	12.50	122.58
BUILDING 2	108.99	107.77	108.86	12.50	120.82
BUILDING 3	110.55	109.81	111.41	10.50	122.15
BUILDING 4	108.97	107.99	110.85	10.50	120.39

Proposed Height

Proposed Height is dictated by the Highest Point of T.O. Roof Structure

Proposed Height (m)

BUILDING 1	121.95
BUILDING 2	120.34
BUILDING 3	121.51
BUILDING 4	119.86

Notes:

Note 1: Unit areas are measured to the CL of Party Walls, Exterior of Shading for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Slab / Shading of Slab Walls, Wall Furrows are not included (interior walls with a width greater than 6").

Note 2: All Electrical Closets and Rooms are excluded from GFA

Note 3: The proposed FAR & GFA includes Parking Areas, Open Below Spaces, Patios and Balconies

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① South Aerial Perspective of Site
NOT TO SCALE



② North-West Aerial Perspective of Site
NOT TO SCALE



③ North-East Aerial Perspective of Site
NOT TO SCALE



④ South-East Aerial Perspective of Site
NOT TO SCALE



⑤ East Aerial Perspective of Site
NOT TO SCALE



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(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Context

18443 (PROJECT)

As Noted (SCALE)

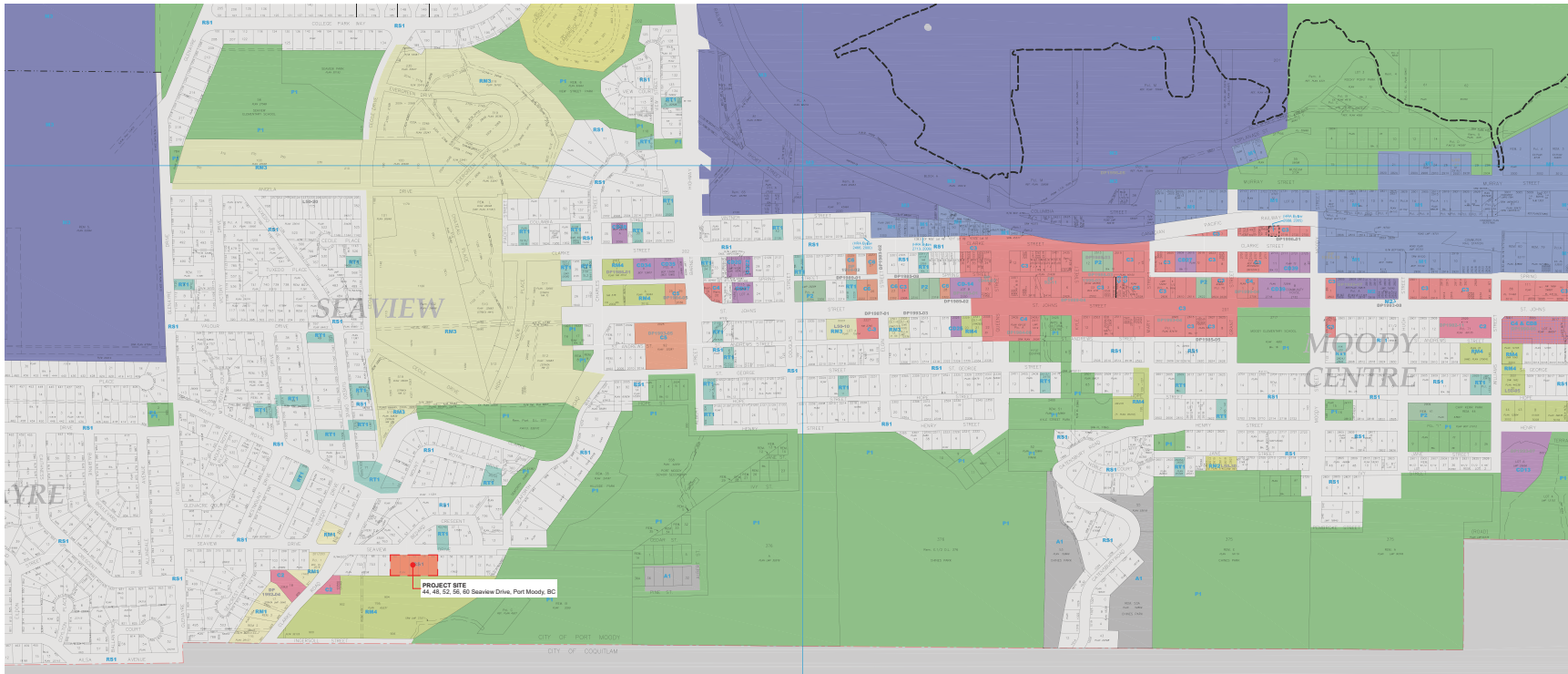
Friday, January 29, 2021 (DATE)

05 - Rezoning Resubmission (DRAWING)

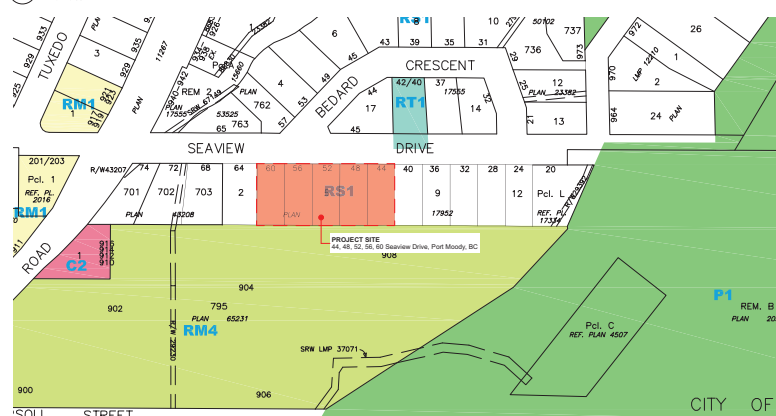
A-0.220

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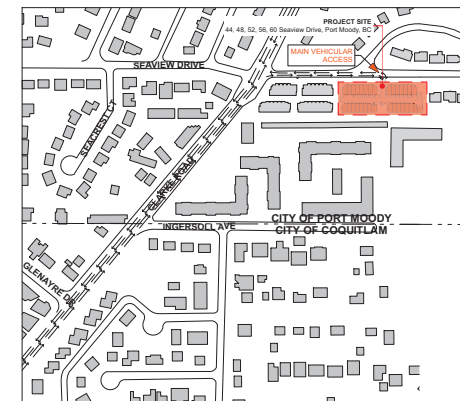
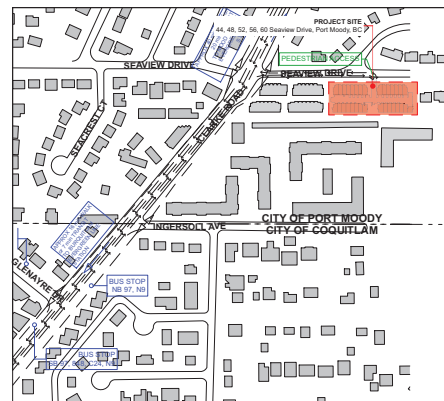
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1 Port Moody Zoning Map
NOT TO SCALE



2 Port Moody Zoning Map
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TITLE

Zoning

18443 PROJECT

As Noted SCALE

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05 - Rezoning Resubmission

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A-0.240

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Rock Ridge

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[TITLE]

Existing Conditions

18443 [PROJECT]

As Noted [SCALE]

Friday, January 29, 2021 (DATE)

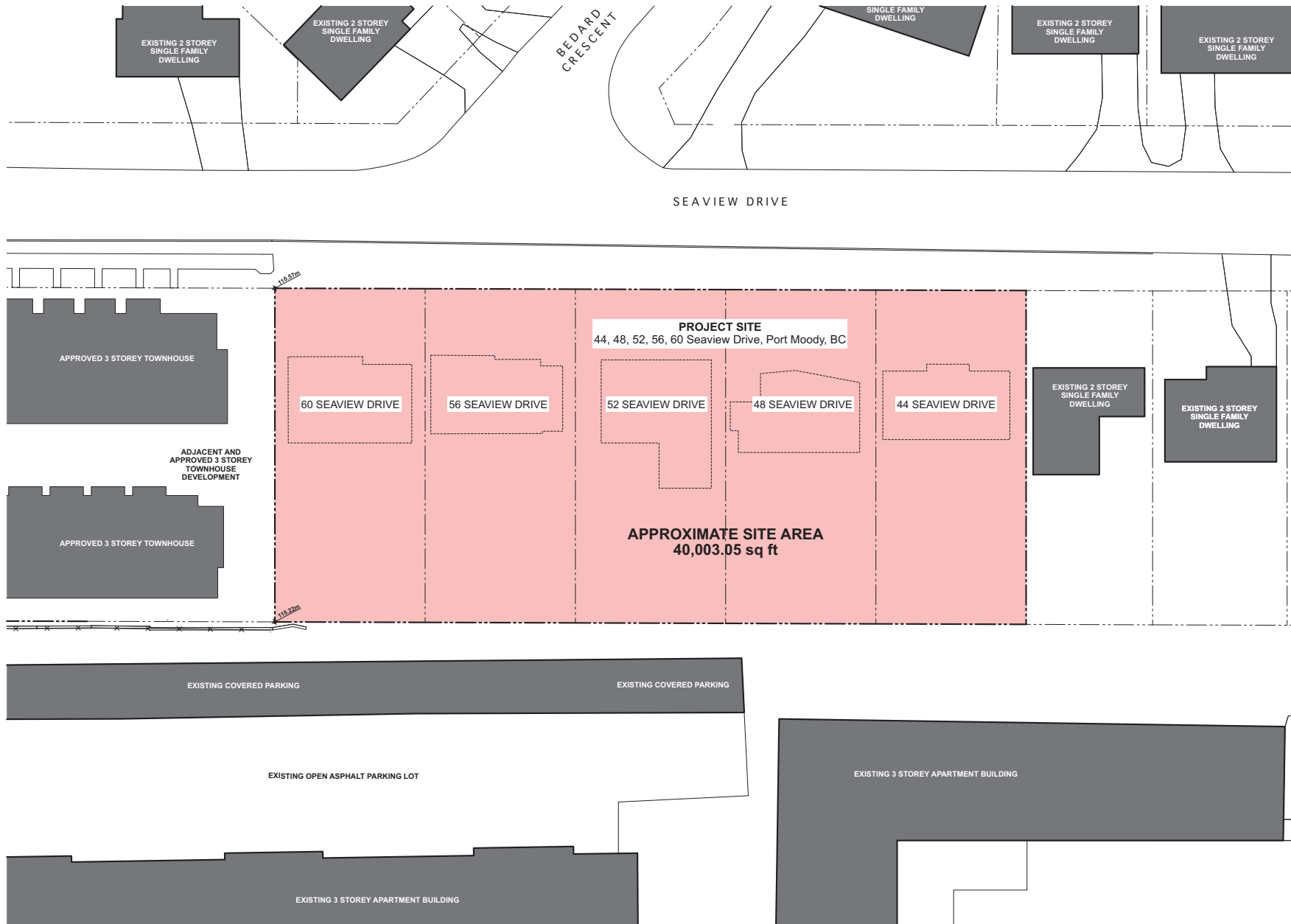
05 - Rezoning Resubmission ^(ISSUE)

(DRAWING)

A-0.310

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(TITLE)

**Existing
Conditions**

18443 (PROJECT)

As Noted (SCALE)

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05 - Rezoning Resubmission (ISSUE)

(DRAWING)

A-0.320

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Port Moody, BC

(TITLE)

**Perspective
Renders**

18443 (PROJECT)

(SCALE)

(DATE)

Friday, January 29, 2021

(DRAWN)

05 - Rezoning Resubmission

(DRAWING)

A-0.401

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Port Moody, BC

(TITLE)

**Perspective
Renders**

18443 (PROJECT)

(SCALE)

(DATE)

Friday, January 29, 2021

(DATE)

05 - Rezoning Resubmission

(DATE)

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A-0.402

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**Perspective
Renders**

18443 (PROJECT)

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(DATE)

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(TITLE)

**Perspective
Renders**

18443 (PROJECT)

(SCALE)

(DATE)

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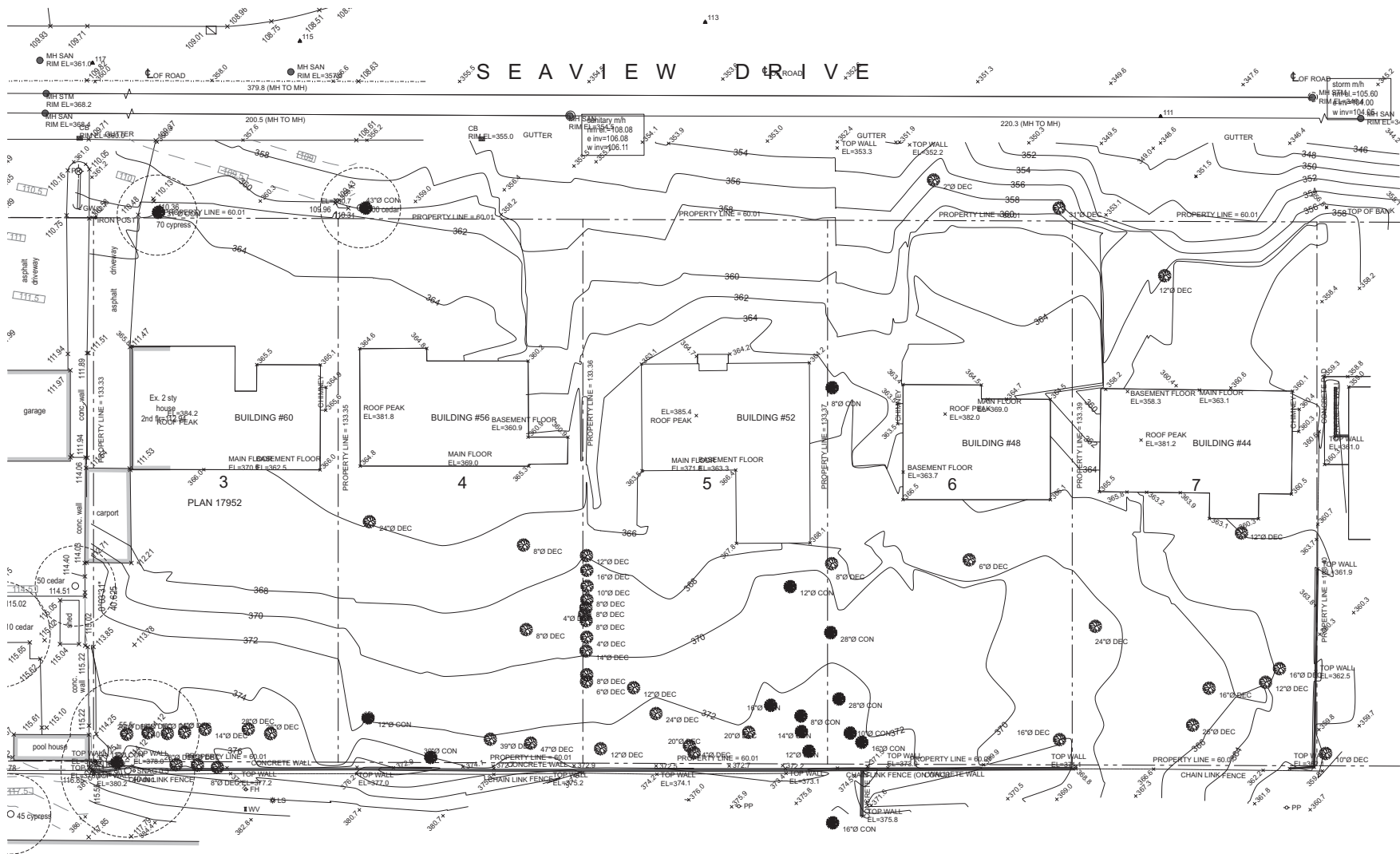
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A-0.404

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ARCHITECT SEAL

SURVEYOR SEAL

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PROJECT

Rock Ridge

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Port Moody, BC

DATE

Survey

PROJECT

SCALE

DATE

05 - Rezoning Resubmission

DATE

18443

3/32" = 1'-0"

Friday, January 29, 2021

05 - Rezoning Resubmission

DATE

18443

3/32" = 1'-0"

Friday, January 29, 2021

05 - Rezoning Resubmission

NOTE: THIS SURVEY HAS
BEEN MANIPULATED TO
ALLOW ALL INFORMATION
TO FIT ON ONE PAGE.

REFER TO LEGAL SURVEY
PROVIDED BY A
REGISTERED B.C.L.S. IF
REQUIRED

A-1.000

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(TITLE)

**Level 1 Floor Plan
(West)**

18443 (PROJECT)

1/8" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

05 - Rezoning Resubmission (SUBJECT)

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A-2.110

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(PROJECT)
Rock Ridge
44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC
(TITLE)
Level 2 Floor Plan (West)
(PROJECT)
18443
(SCALE)
1/8" = 1'-0"
(DATE)
Friday, January 29, 2021
(DRAWING)
05 - Rezoning Resubmission

A-2.120

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(PROJECT)
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Port Moody, BC
(TITLE)

Level 3 Floor Plan (West)
(PROJECT)
1843
(SCALE)
1/8" = 1'-0"
(DATE)
Friday, January 29, 2021
(ISSUE)
05 - Rezoning Resubmission
(DRAWING)

A-2.130

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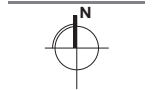
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(TITLE)
**Level 1 Floor Plan
(East)**

18443 (PROJECT)

1/8" = 1'-0" (SCALE)

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A-2.210

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(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

**Level 2 Floor Plan
(East)**

18443 (PROJECT)

1/8" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

05 - Rezoning Resubmission (REVISION)

(DRAWING)

A-2.220

Considered at March 2, 2021 Special Council Meeting

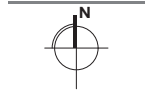
232



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(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PRODUCT)

Rock Ridge

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Port Moody, BC

(TITLE)

**Level 3 Floor Plan
(East)**

18443 (PROJECT)

1/8" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

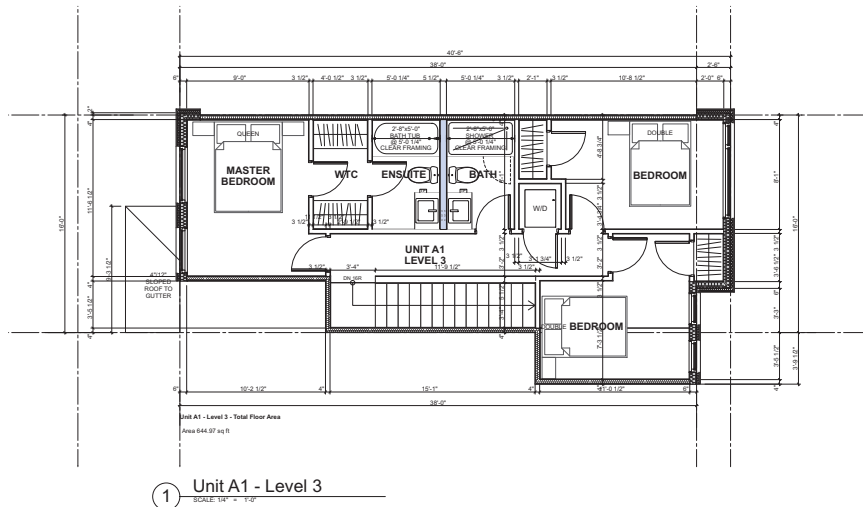
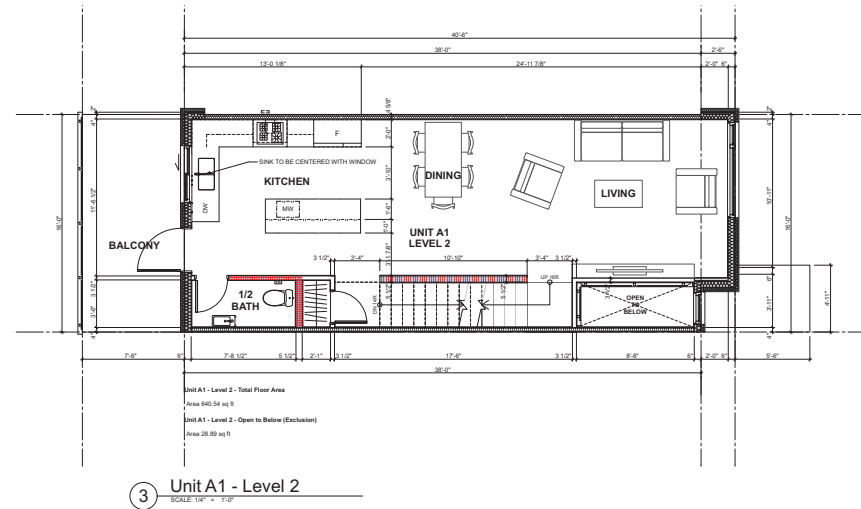
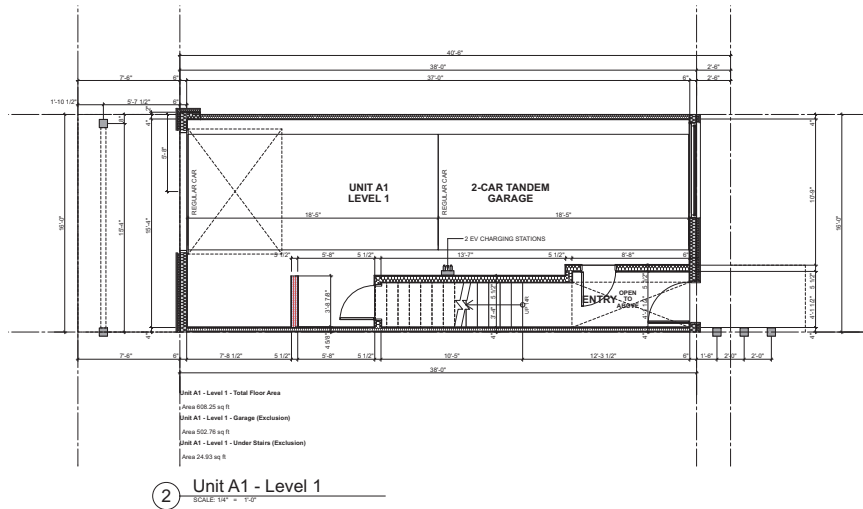
05 - Rezoning Resubmission (DRAWING)

(DRAWING)

A-2.230

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Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive

Port Moody, BC

(TITLE)

Unit A1

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

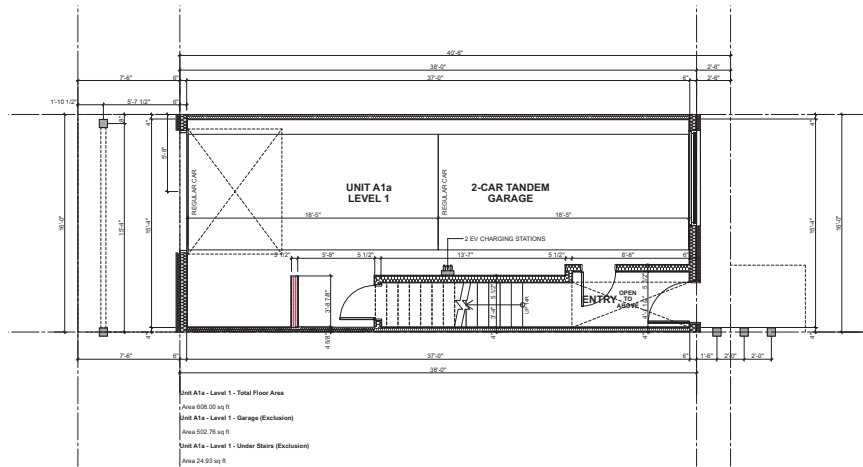
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(DRAWING)

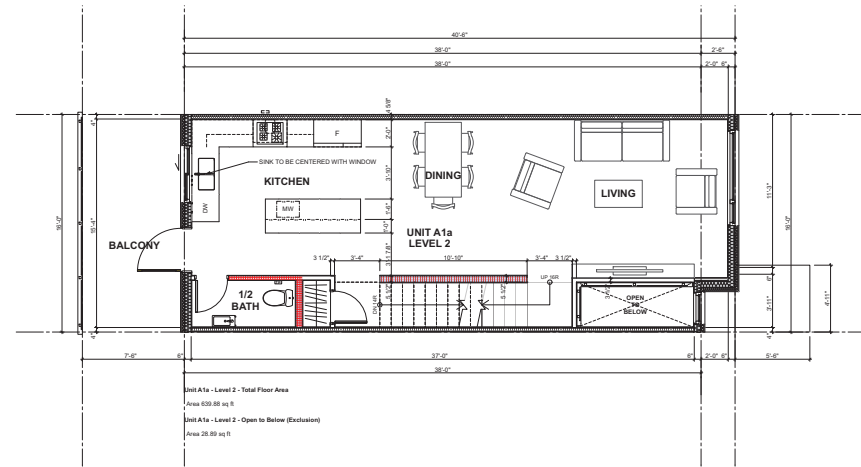
A-3.111

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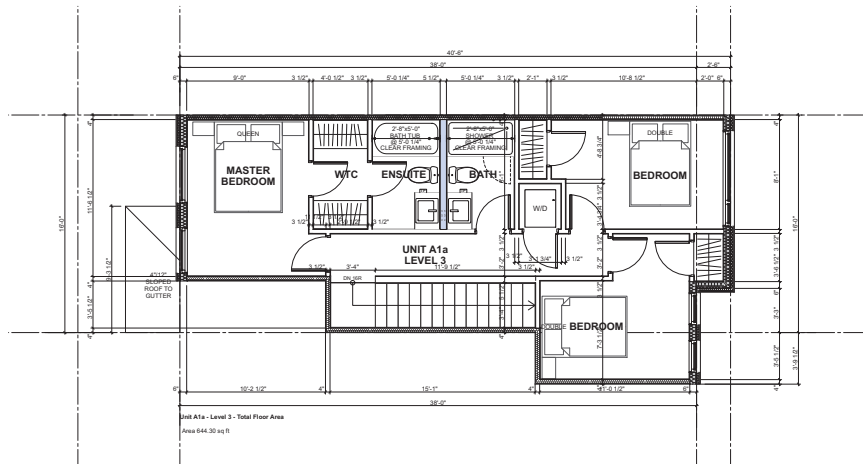
234



2 Unit A1a - Level 1
SCALE: 1/4" = 1'-0"



3 Unit A1a - Level 2
SCALE: 1/4" = 1'-0"



1 Unit A1a - Level 3
SCALE: 1/4" = 1'-0"



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Port Moody, BC

(TITLE)

Unit A1a

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

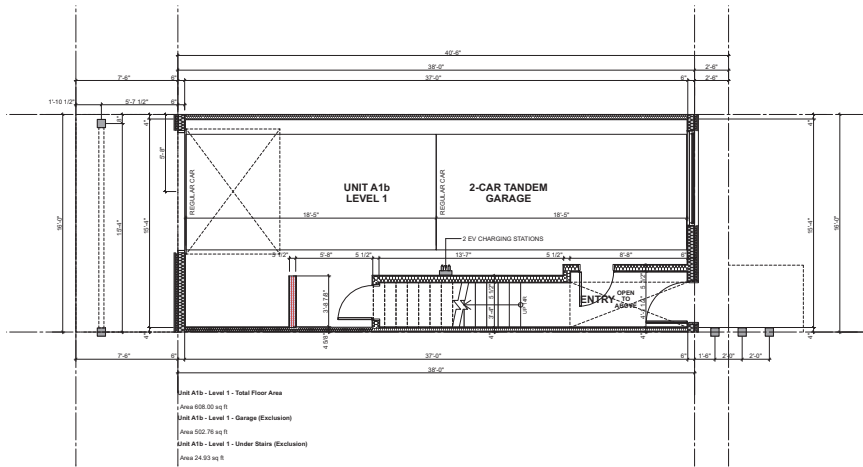
05 - Rezoning Resubmission (DRAWING)

(DRAWING)

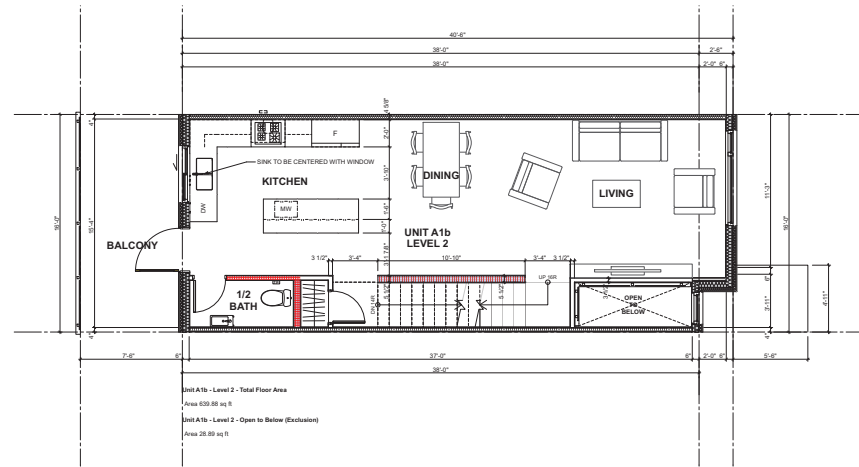
A-3.112

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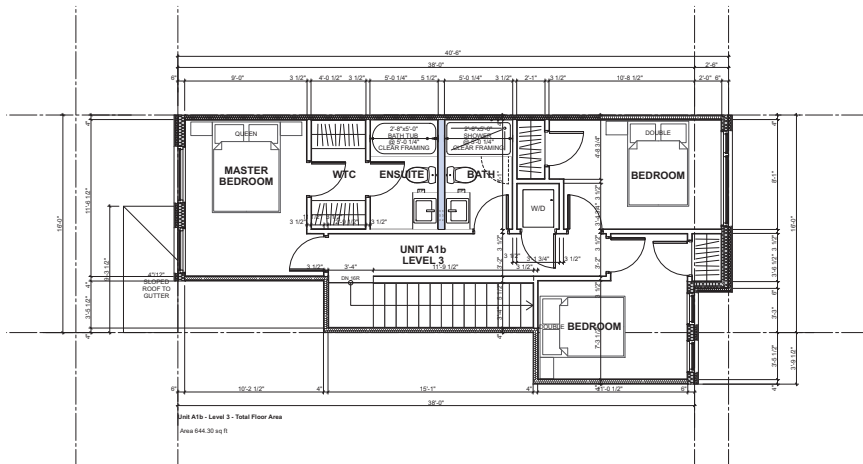
235



2 Unit A1b - Level 1
SCALE: 1/4" = 1'-0"



3 Unit A1b - Level 2
SCALE: 1/4" = 1'-0"



1 Unit A1b - Level 3
SCALE: 1/4" = 1'-0"



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(TITLE)

Unit A1b

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

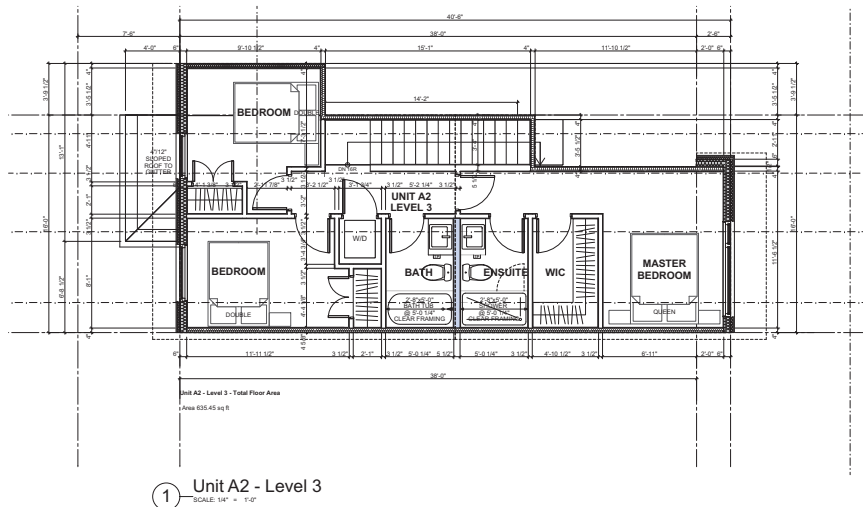
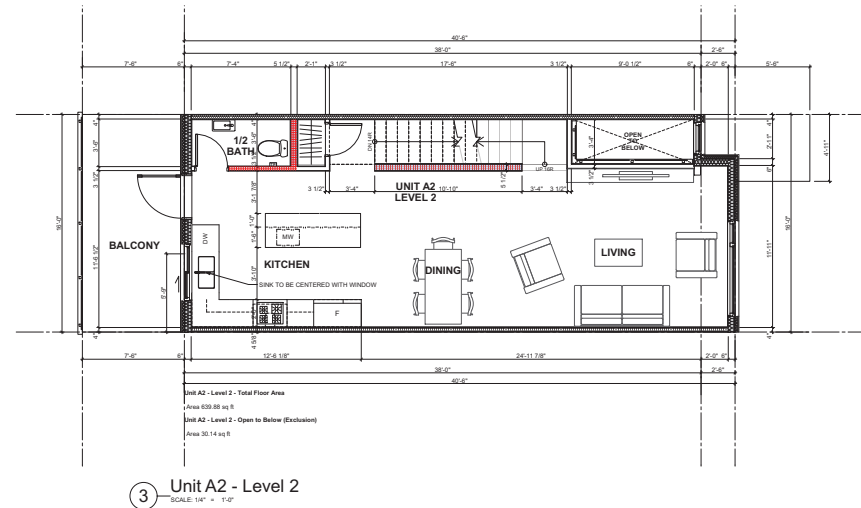
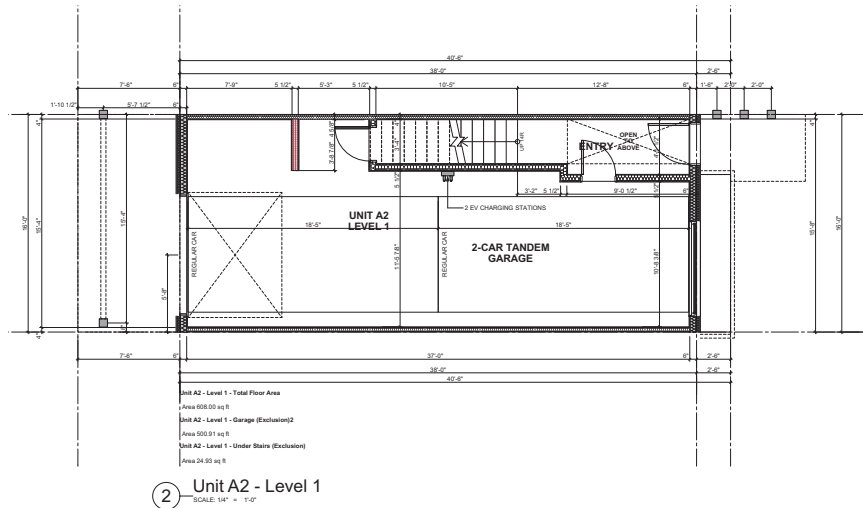
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05 - Rezoning Resubmission (DRAWING)

A-3.113

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(PROJECT)

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(TITLE)

Unit A2

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

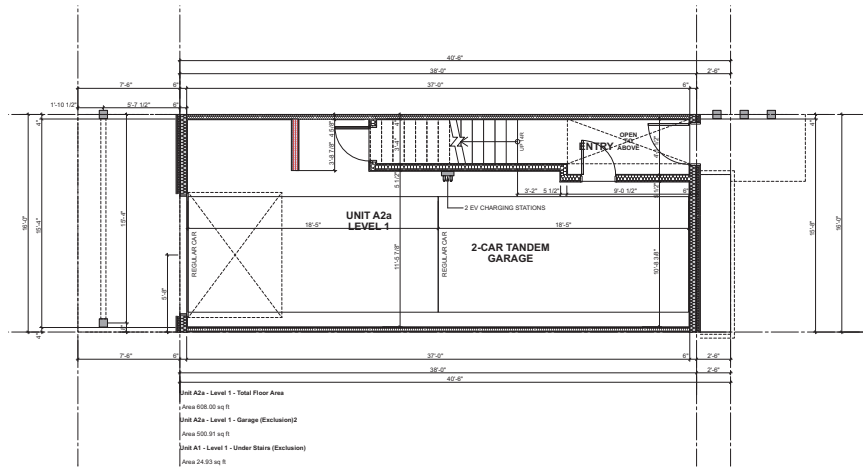
05 - Rezoning Resubmission (SUBJECT)

(DRAWING)

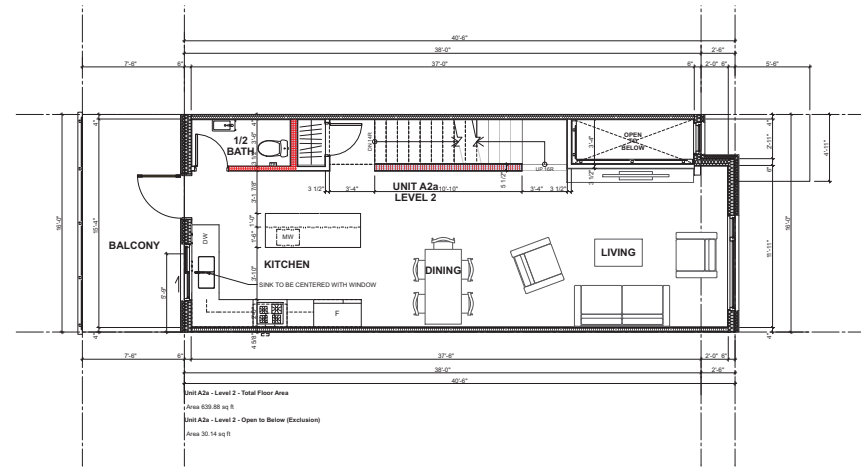
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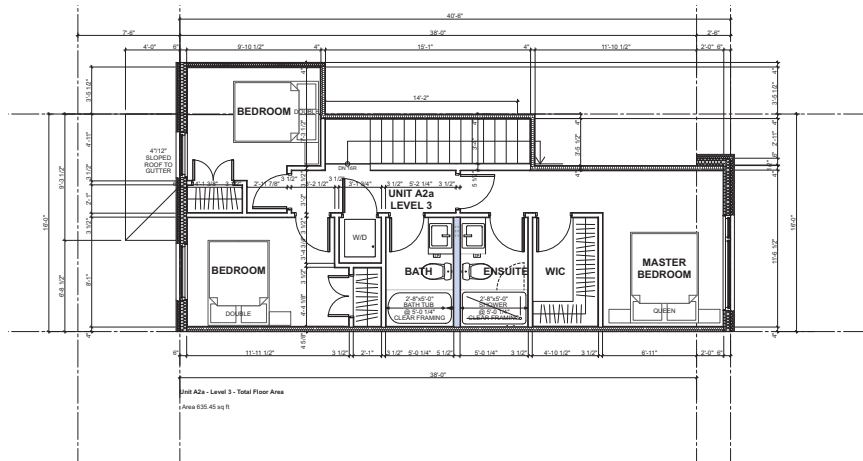
237



2 Unit A2a - Level 1
SCALE: 1/4" = 1'-0"



3 Unit A2a - Level 2
SCALE: 1/4" = 1'-0"



1 Unit A2a - Level 3
SCALE: 1/4" = 1'-0"



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Port Moody, BC

(TITLE)

Unit A2a

(PROJECT)

18443

(SCALE)

1/4" = 1'-0"

(DATE)

Friday, January 29, 2021

(DRAWING)

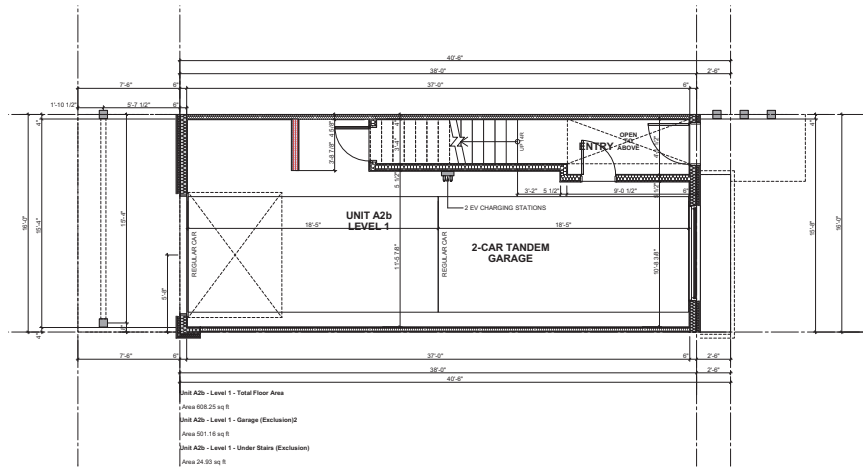
05 - Rezoning Resubmission

(DRAWING)

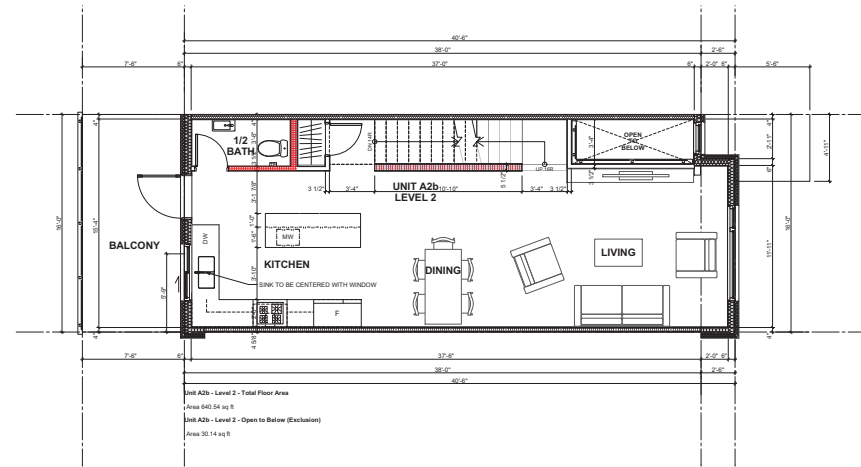
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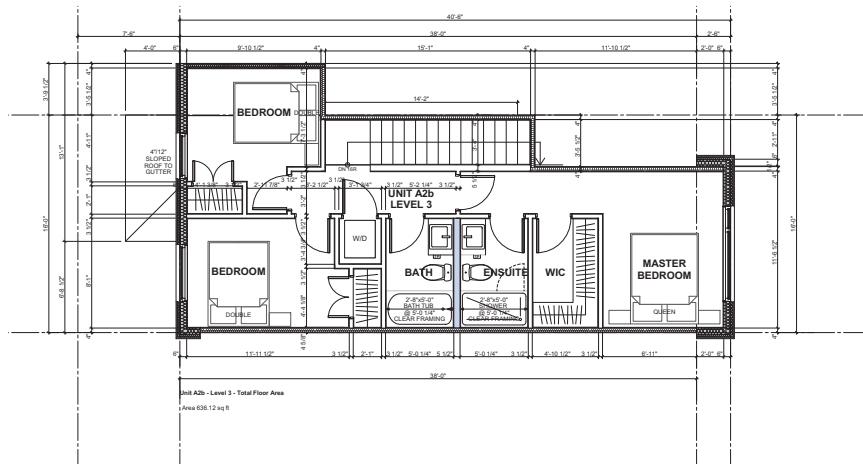
238



2 Unit A2b - Level 1
SCALE: 1/4" = 1'-0"



3 Unit A2b - Level 2
SCALE: 1/4" = 1'-0"



1 Unit A2b - Level 3
SCALE: 1/4" = 1'-0"



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(TITLE)

Unit A2b

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

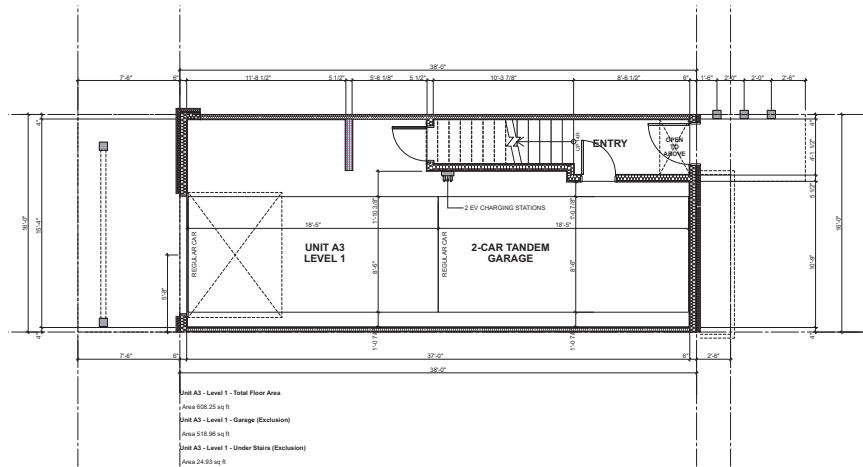
05 - Rezoning Resubmission (SUBJECT)

(DRAWING)

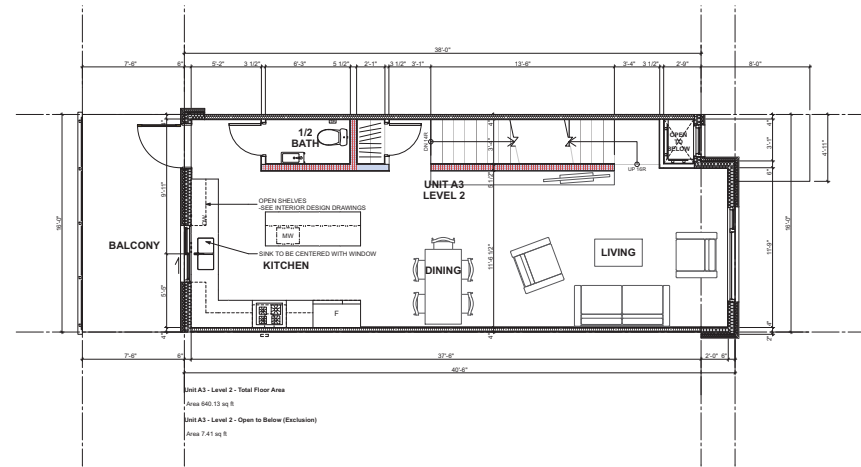
A-3.123

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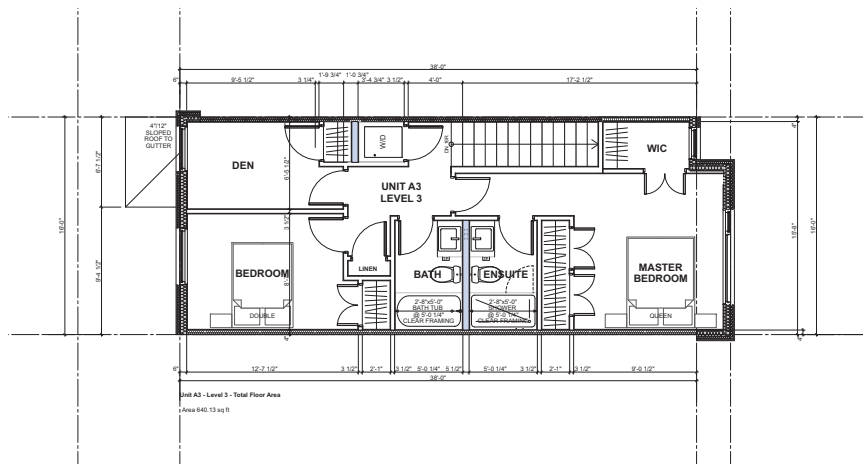
239



2 Unit A3 - Level 1
SCALE: 1/4" = 1'-0"



3 Unit A3- Level 2
SCALE: 1/4" = 1'-0"



1 Unit A3 - Level 3
SCALE: 1/4" = 1'-0"



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Unit A3

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

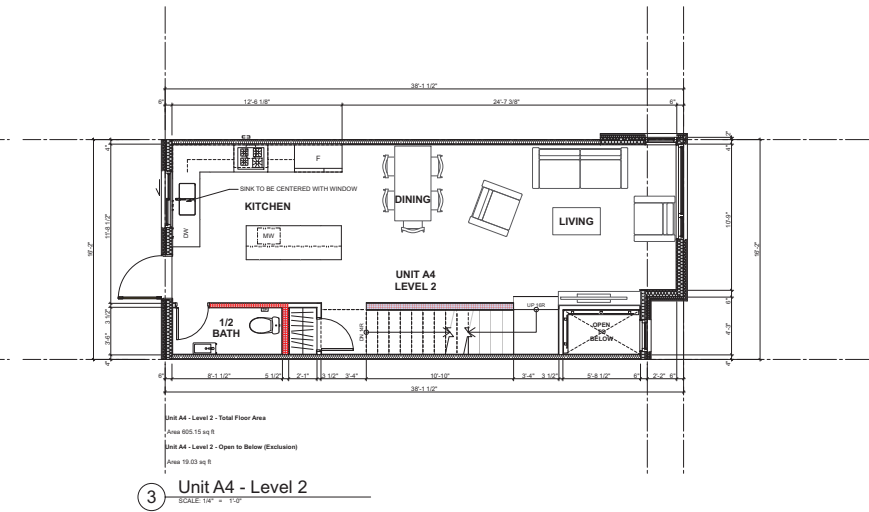
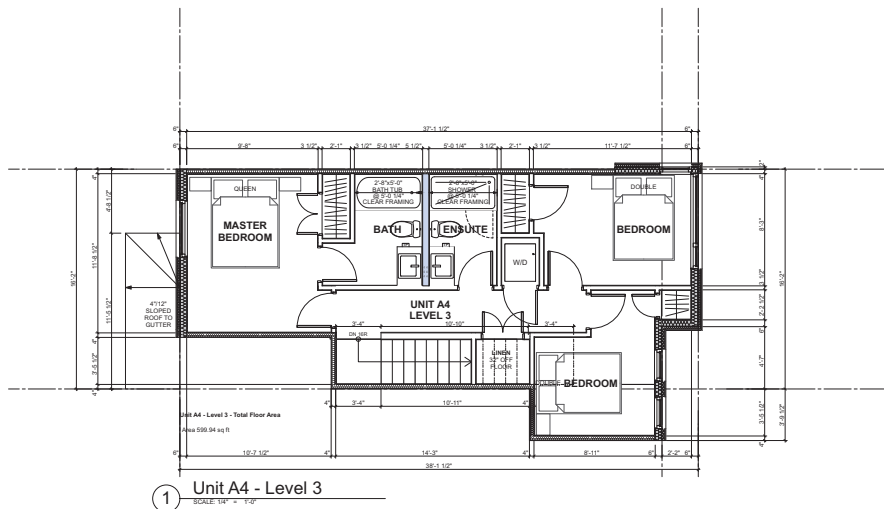
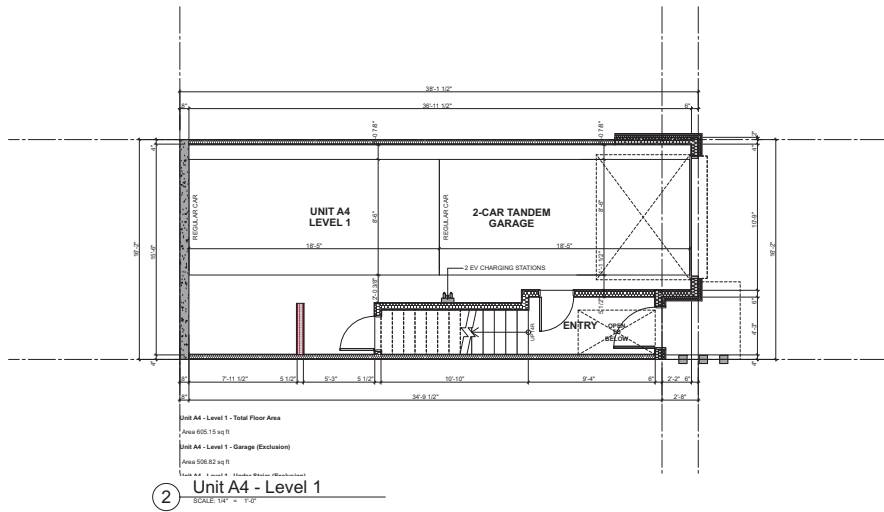
05 - Rezoning Resubmission (DRAWING)

(DRAWING)

A-3.131

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(TITLE)

Unit A4

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

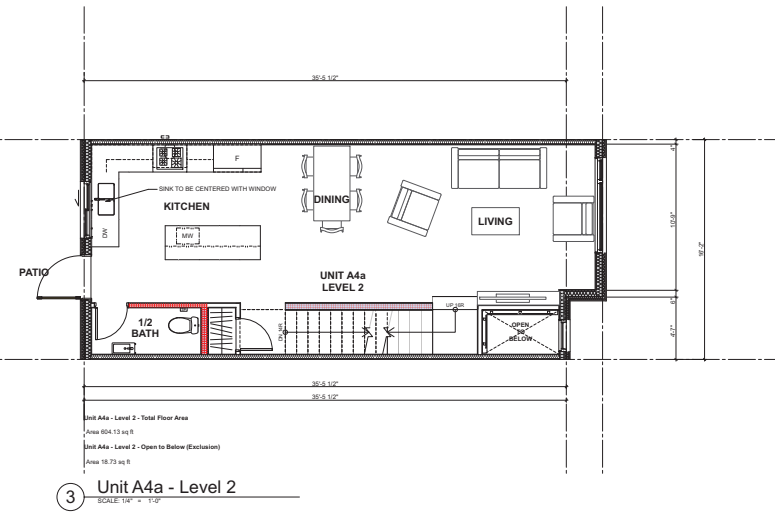
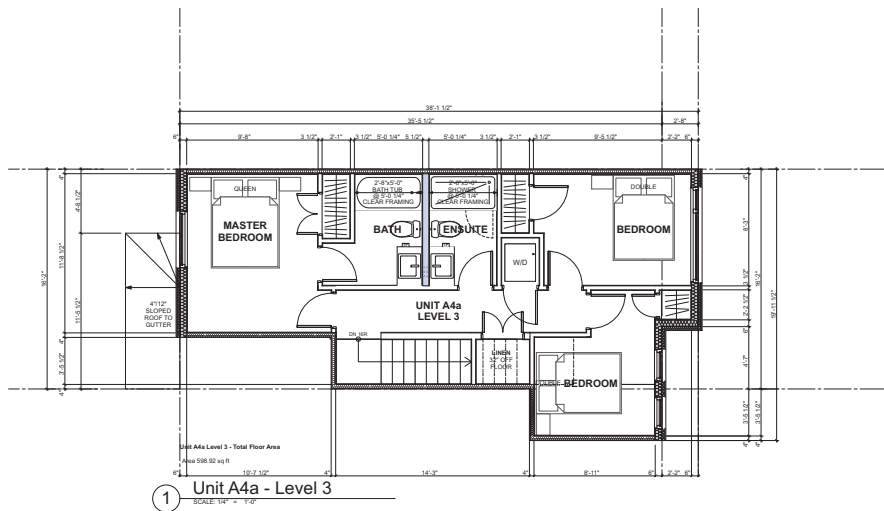
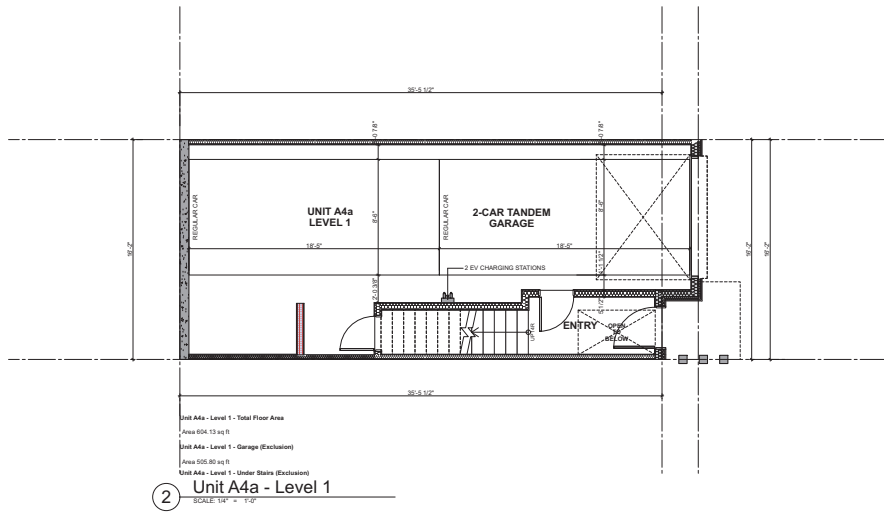
05 - Rezoning Resubmission (SUBJECT)

(DRAWING)

A-3.141

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(TITLE)

Unit A4a

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

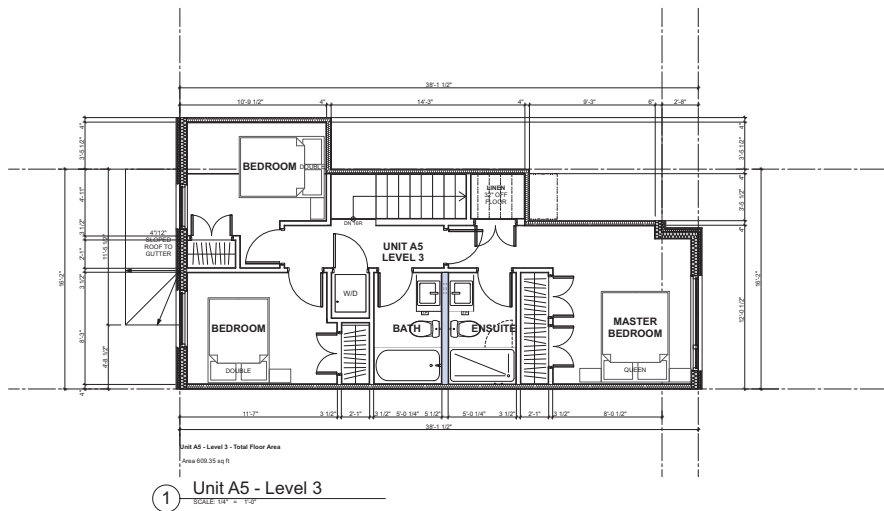
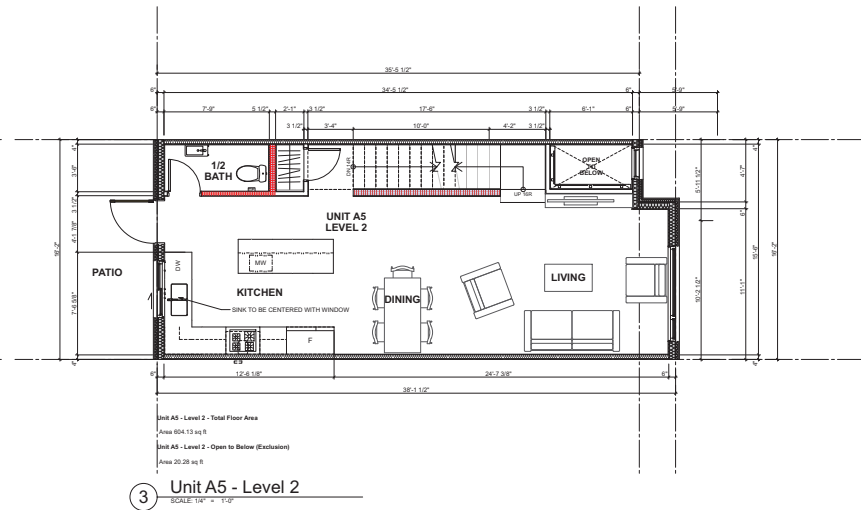
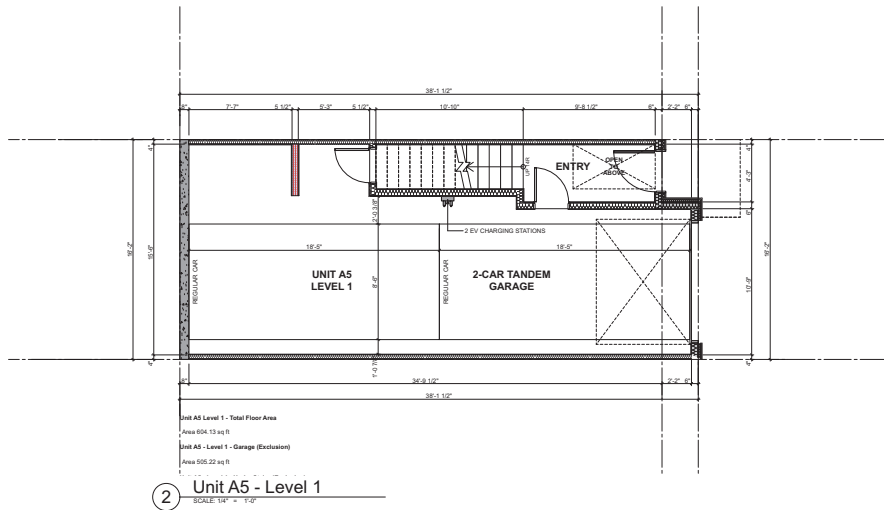
Friday, January 29, 2021 (DATE)

05 - Rezoning Resubmission (DRAWING)

A-3.142

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(PROJECT)

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(TITLE)

Unit A5

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

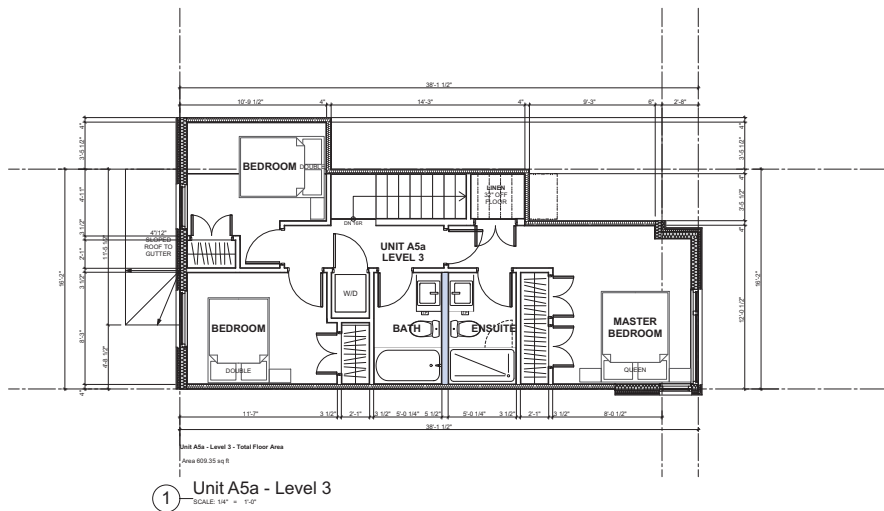
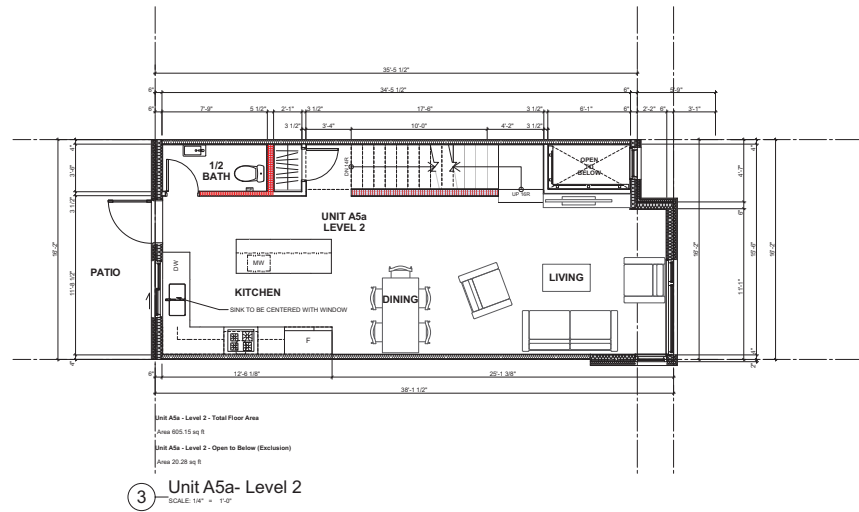
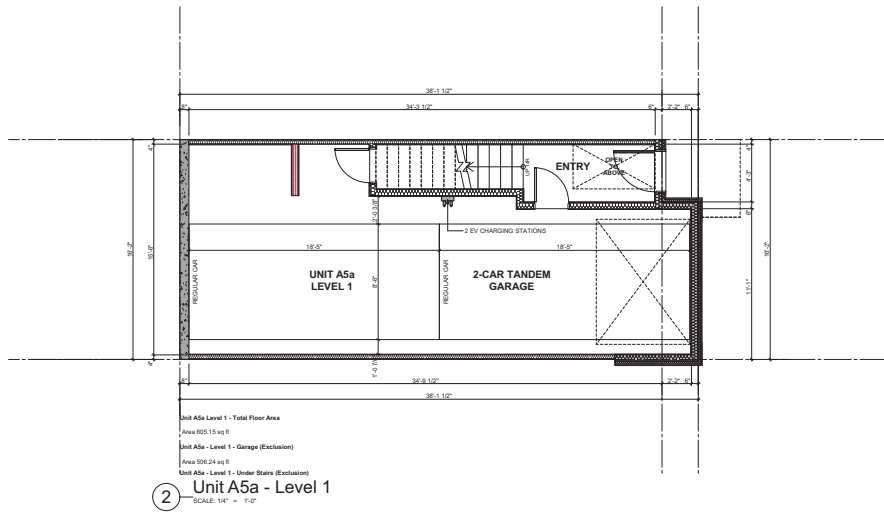
Friday, January 29, 2021 (DATE)

05 - Rezoning Resubmission (DRAWING)

A-3.151

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(TITLE)

Unit A5a

(PROJECT)

18443

(SCALE)

1/4" = 1'-0"

(DATE)

Friday, January 29, 2021

(DATE)

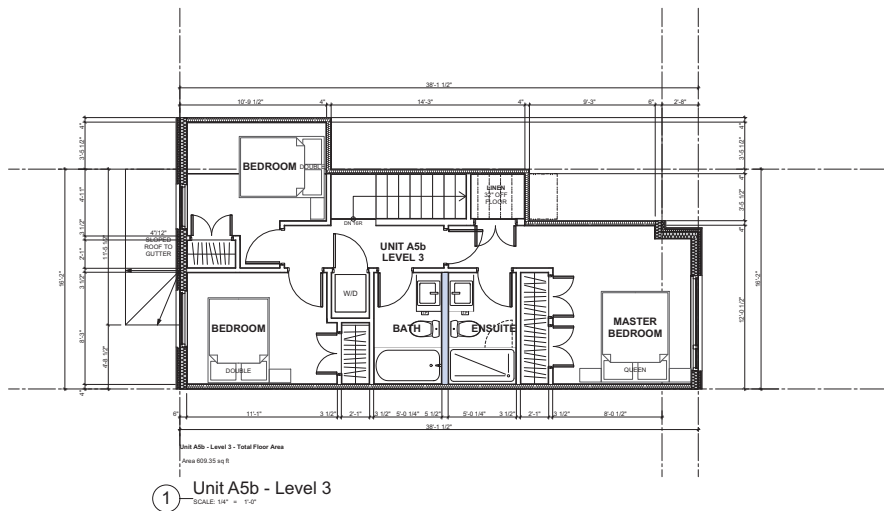
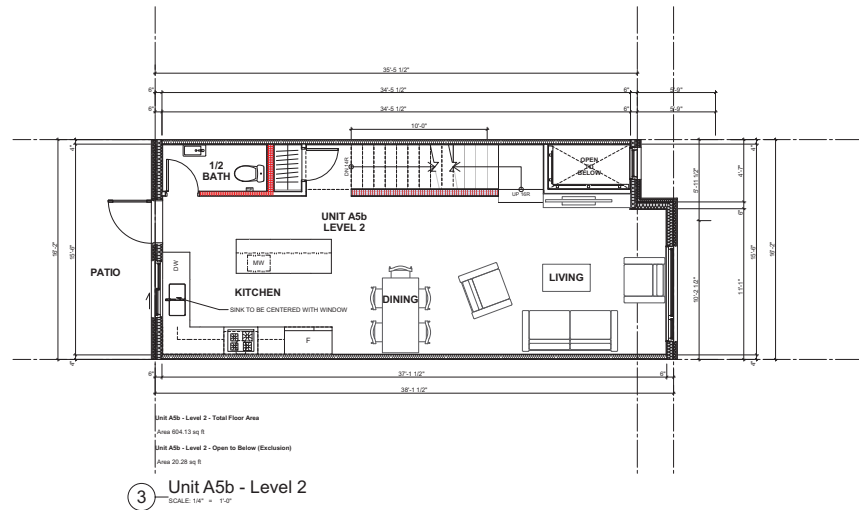
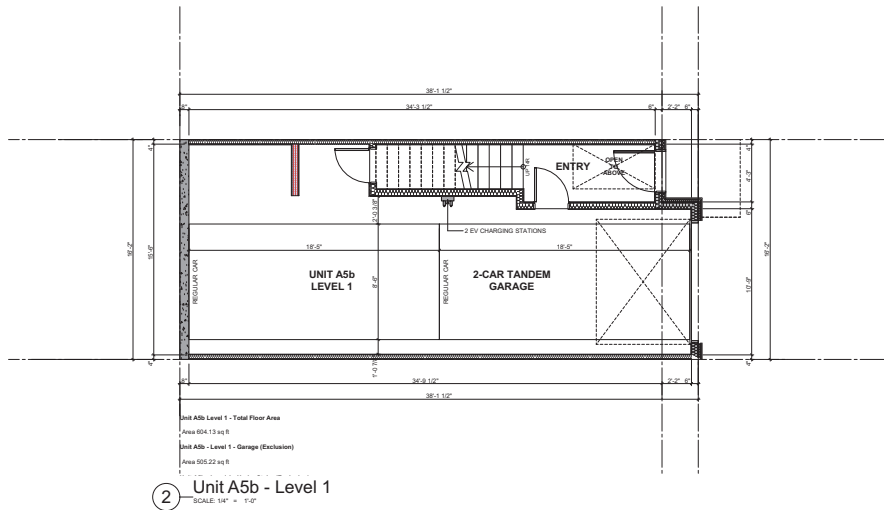
05 - Rezoning Resubmission

(DRAWING)

A-3.152

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(TITLE)

Unit A5b

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

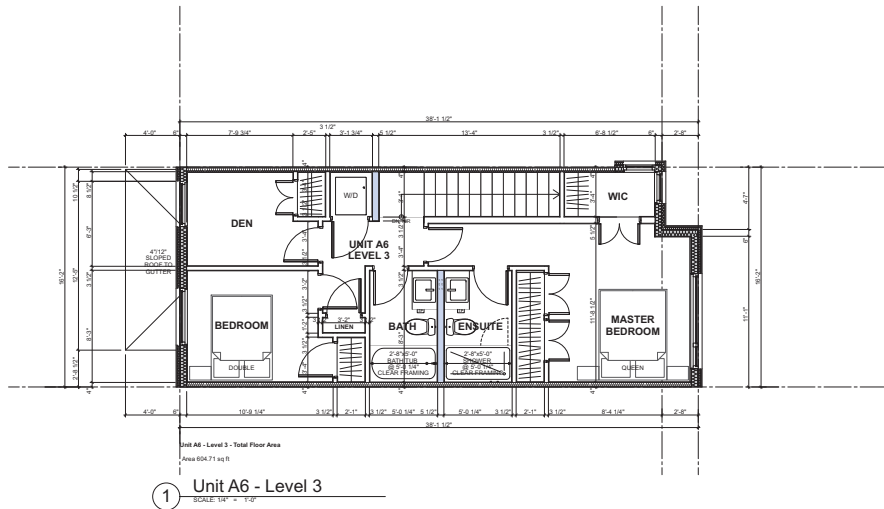
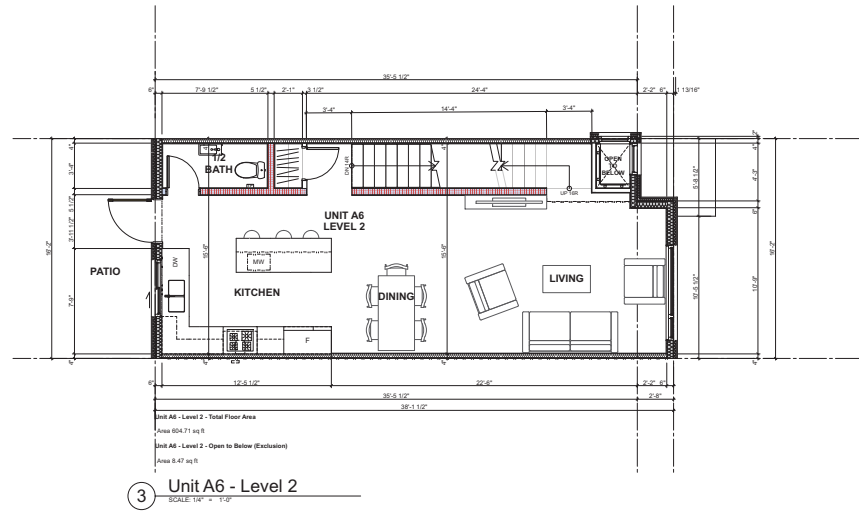
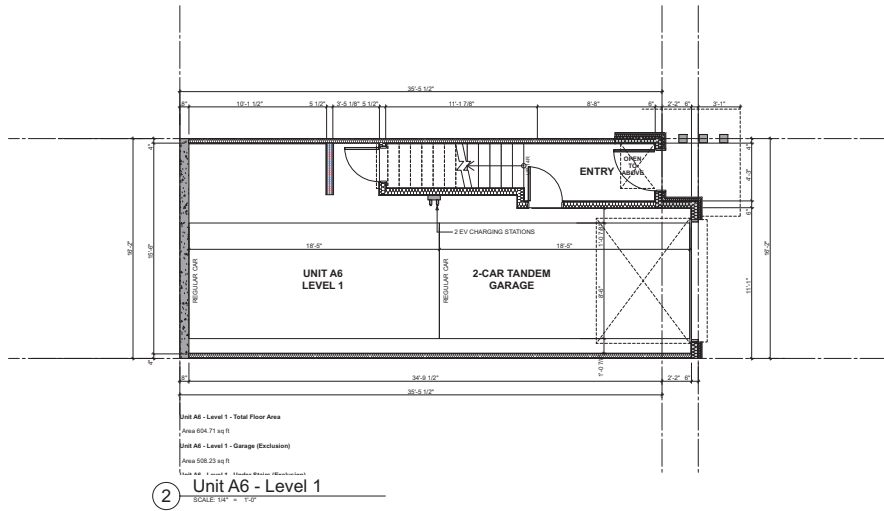
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05 - Rezoning Resubmission (DRAWING)

A-3.153

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(PROJECT)

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Port Moody, BC

(TITLE)

Unit A6

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

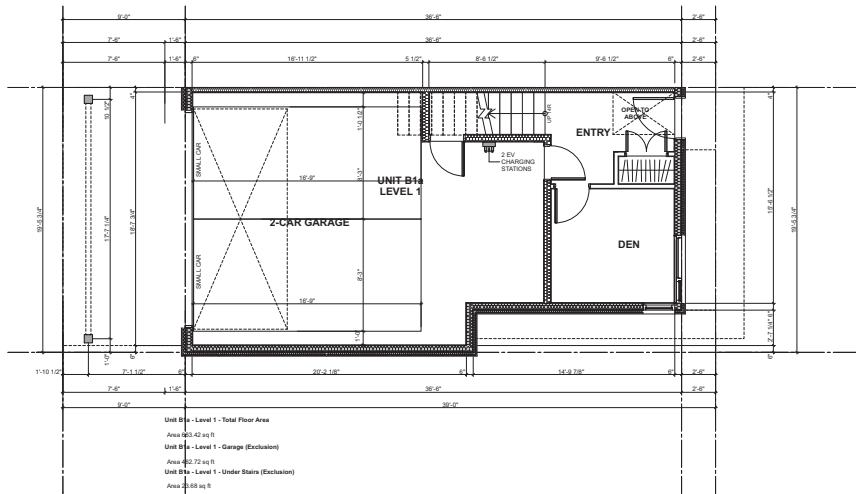
05 - Rezoning Resubmission (DRAWING)

(DRAWING)

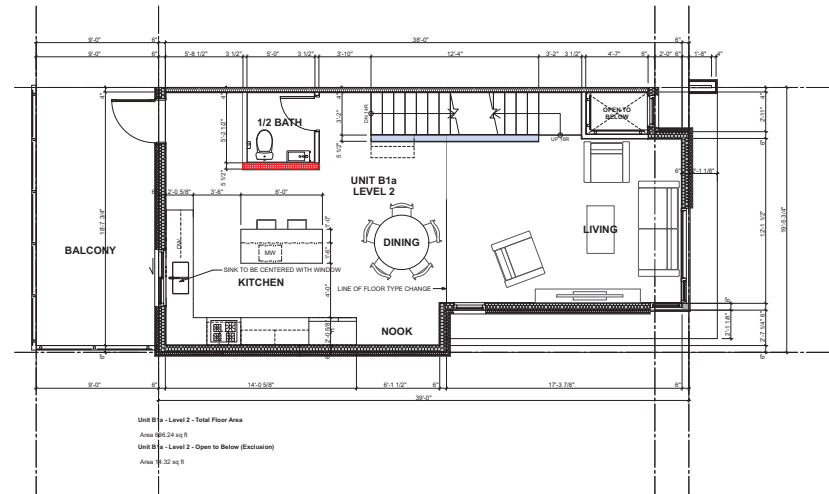
A-3.161

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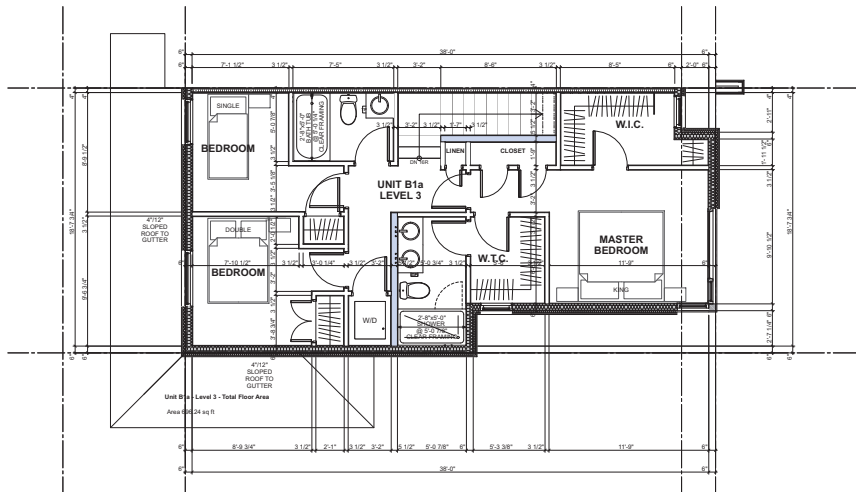
246



1 Unit B1a - Level 1
SCALE: 1/8" = 1'-0"



2 Unit B1a - Level 2
SCALE: 1/8" = 1'-0"



3 Unit B1a - Level 3
SCALE: 1/8" = 1'-0"



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(TITLE)

Unit B1a

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

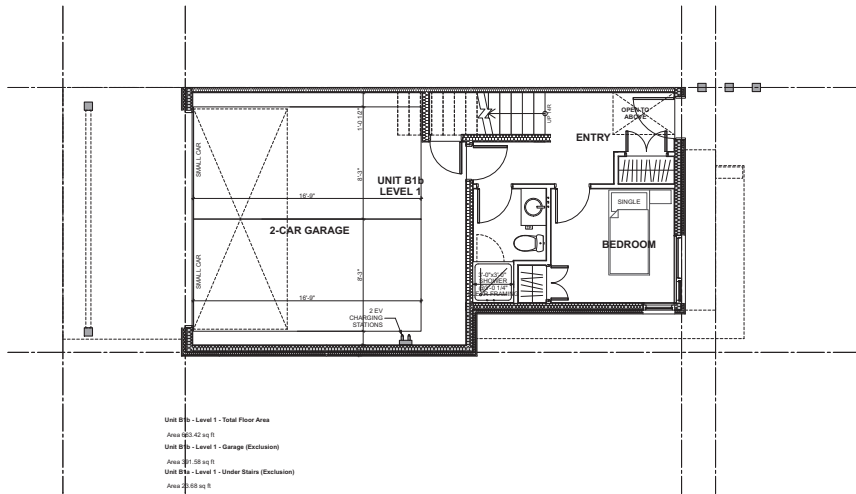
05 - Rezoning Resubmission (SUBJECT)

(DRAWING)

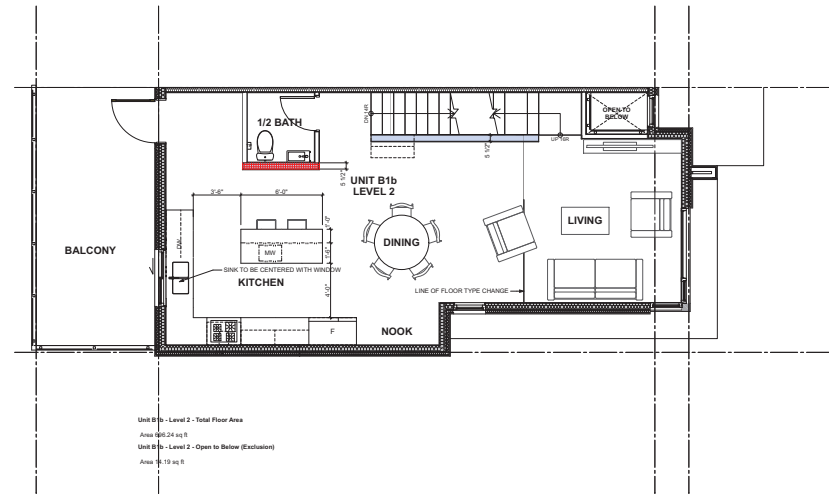
A-3.211

Considered at March 2, 2021 Special Council Meeting

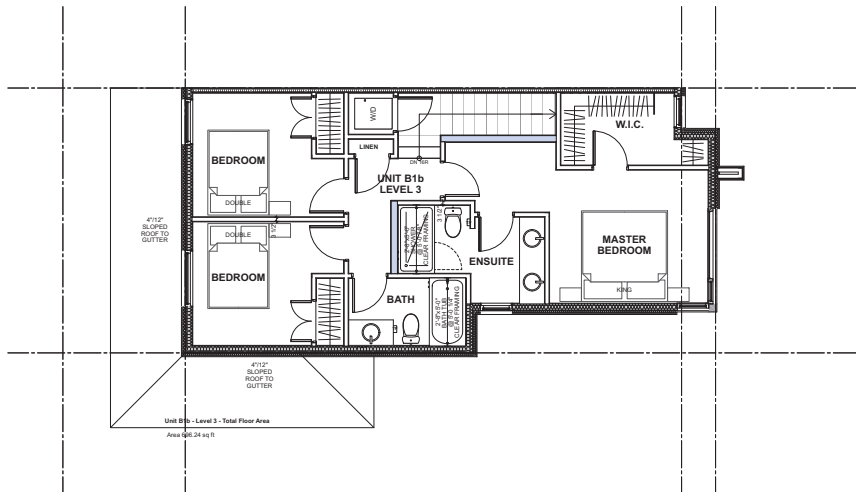
247



2 Unit B1b - Level 1
SCALE 1/8" = 1'-0"



3 Unit B1b - Level 2
SCALE 1/8" = 1'-0"



1 Unit B1b - Level 3
SCALE 1/8" = 1'-0"



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Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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(PROJECT TEAM)
ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit B1b

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

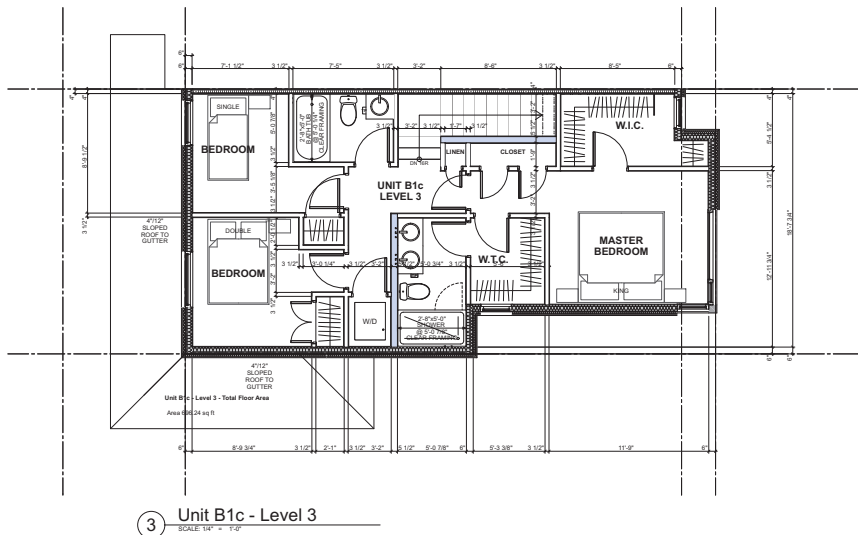
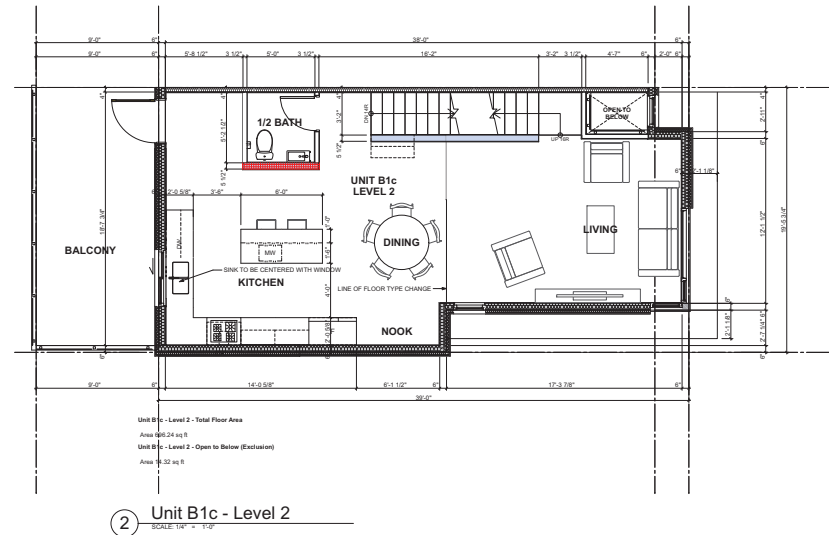
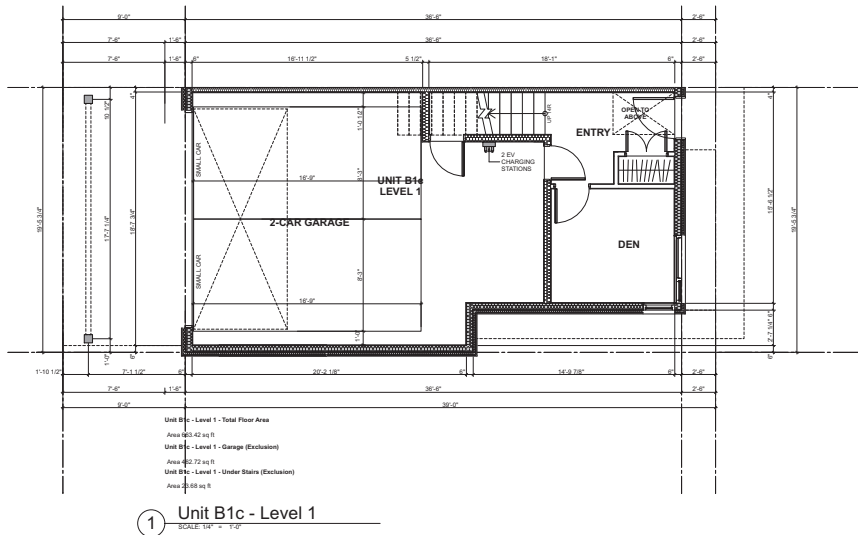
05 - Rezoning Resubmission (SUBJECT)

(DRAWING)

A-3.212

Considered at March 2, 2021 Special Council Meeting

248



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(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 46, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit B1c

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

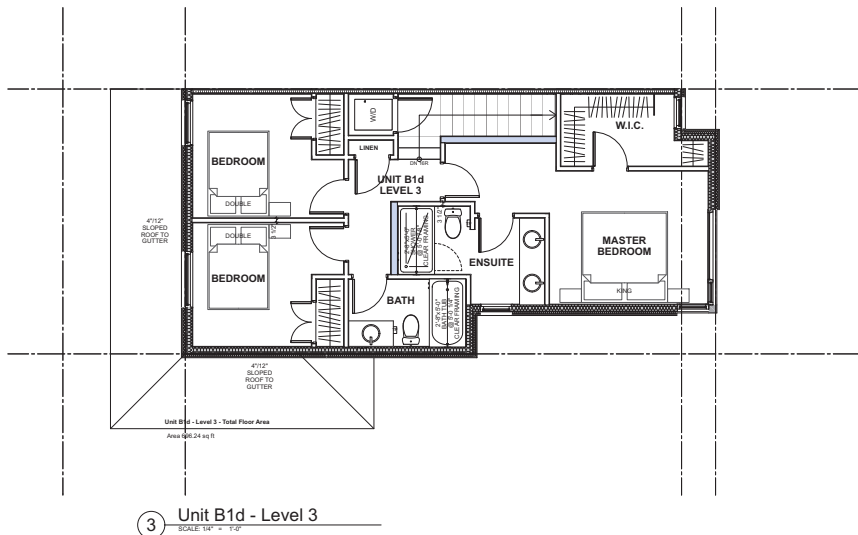
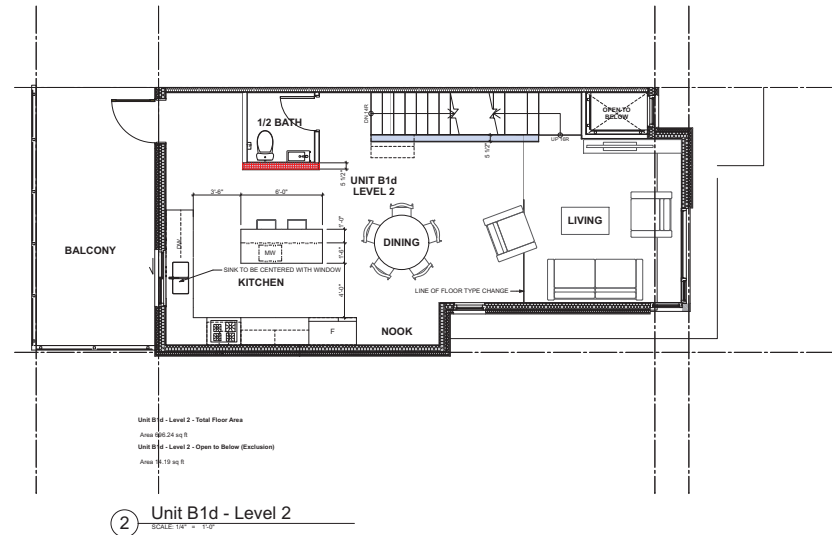
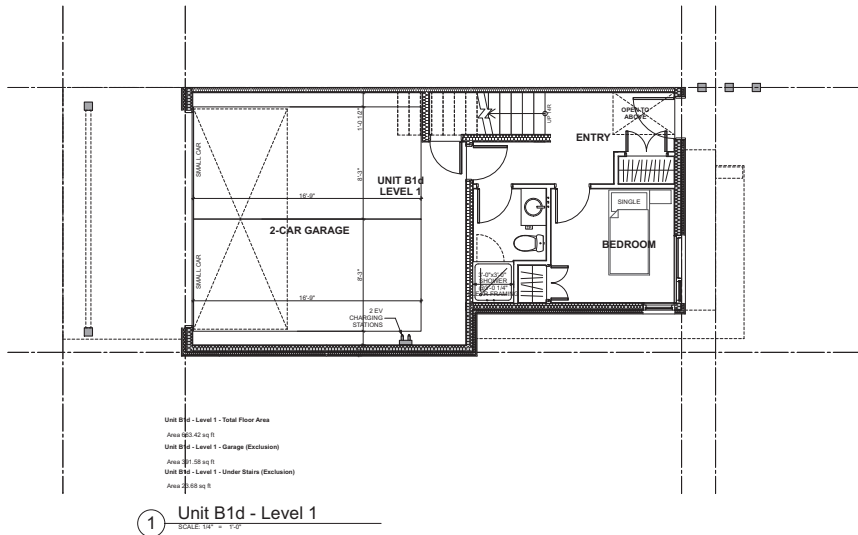
05 - Rezoning Resubmission (SUBJECT)

(DRAWING)

A-3.213

Considered at March 2, 2021 Special Council Meeting

249



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(ARCHITECT SEAL)

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Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive

Port Moody, BC

(TITLE)

Unit B1d

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

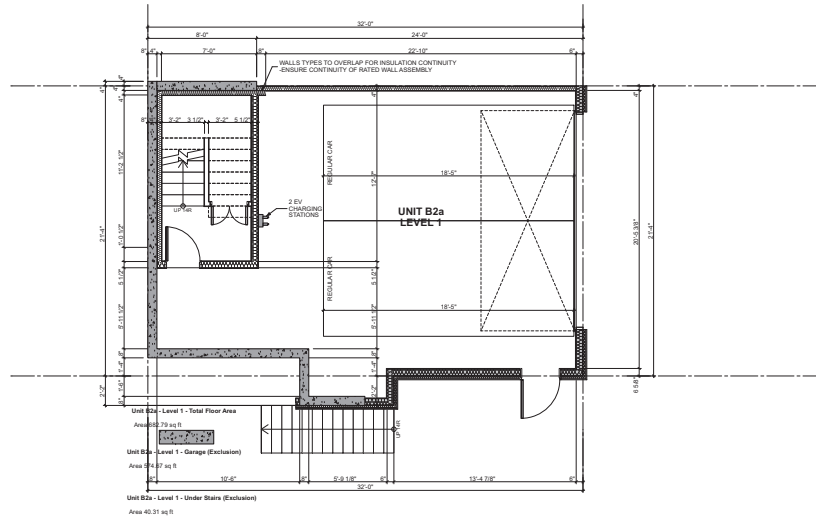
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(DRAWING)

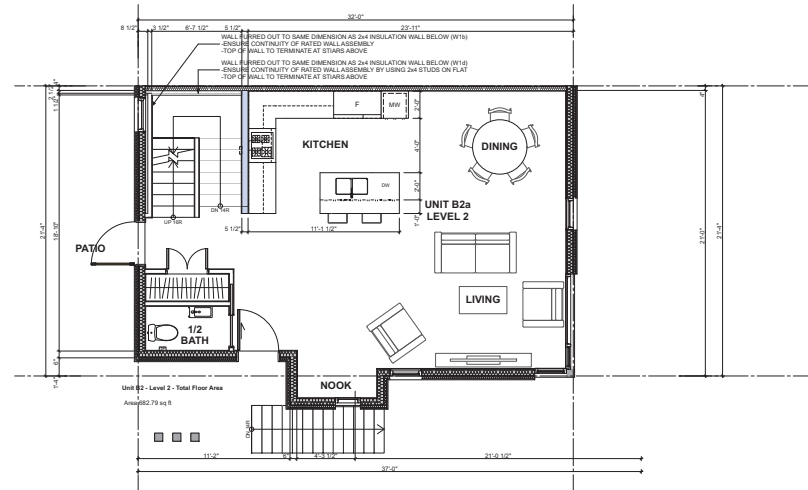
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Considered at March 2, 2021 Special Council Meeting

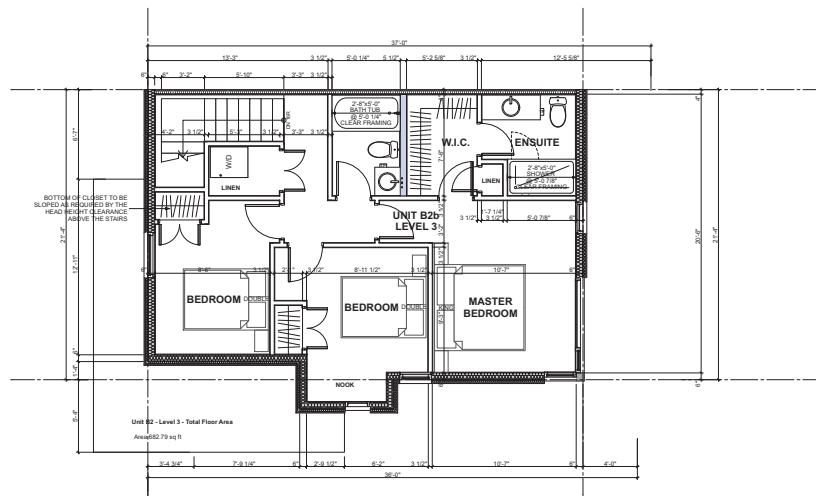
250



1 Unit B2a - Level 1
SCALE: 1/4" = 1'-0"



2 Unit B2a - Level 2
SCALE: 1/4" = 1'-0"



3 Unit B2a - Level 3
SCALE: 1/4" = 1'-0"



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ALLAIRE

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(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit B2a

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

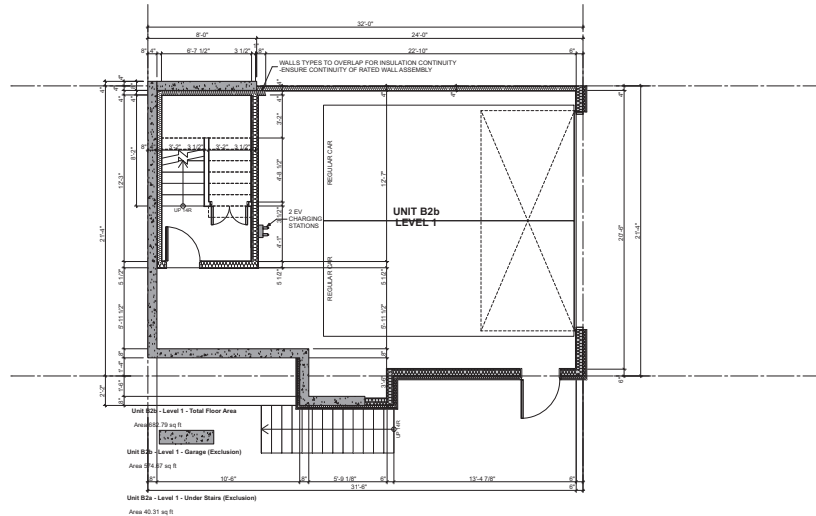
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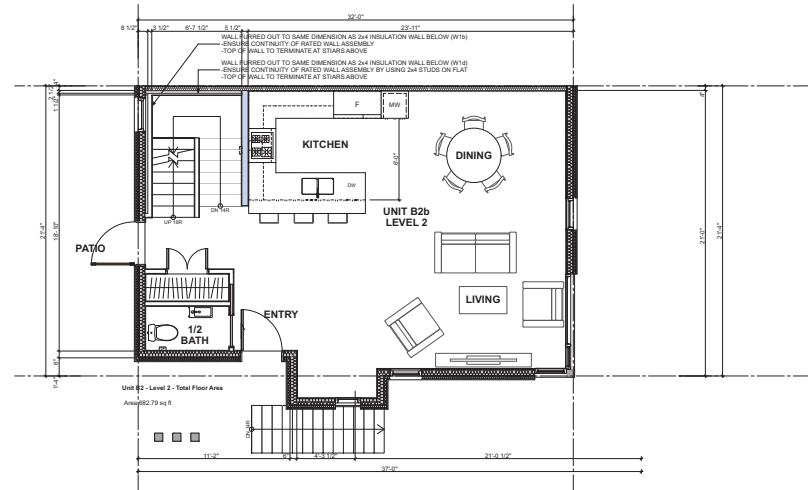
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Considered at March 2, 2021 Special Council Meeting

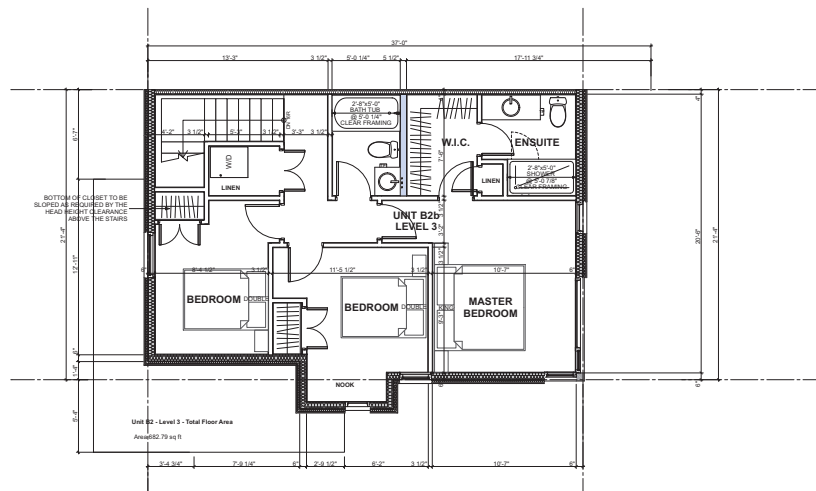
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1 Unit B2b - Level 1
SCALE 1/4" = 1'-0"



2 Unit B2b - Level 2
SCALE 1/4" = 1'-0"



3 Unit B2b - Level 3
SCALE 1/8" = 1'-0"



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ALLAIRE

(ARCHITECT SEAL)

(CLIENT)

Allaire Group

(PROJECT)

Rock Ridge

44, 48, 52, 56, 60 Seaview Drive
Port Moody, BC

(TITLE)

Unit B2b

18443 (PROJECT)

1/4" = 1'-0" (SCALE)

Friday, January 29, 2021 (DATE)

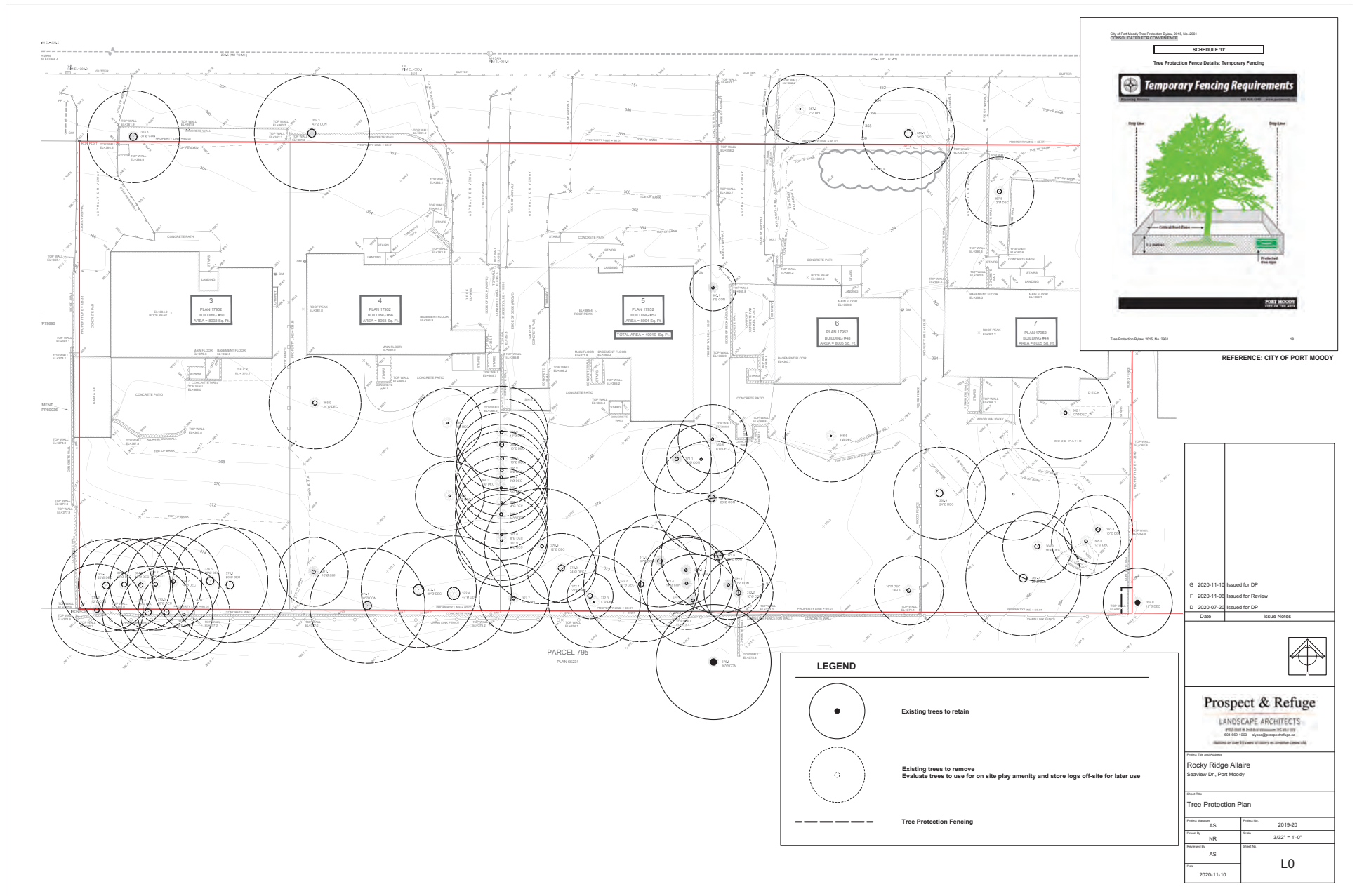
05 - Rezoning Resubmission (SUBJECT)

(DRAWING)

A-3.222

Considered at March 2, 2021 Special Council Meeting

252

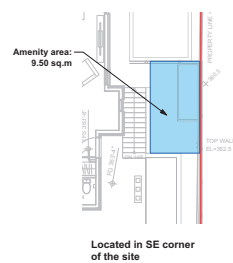


Considered at March 2, 2021 Special Council Meeting

253



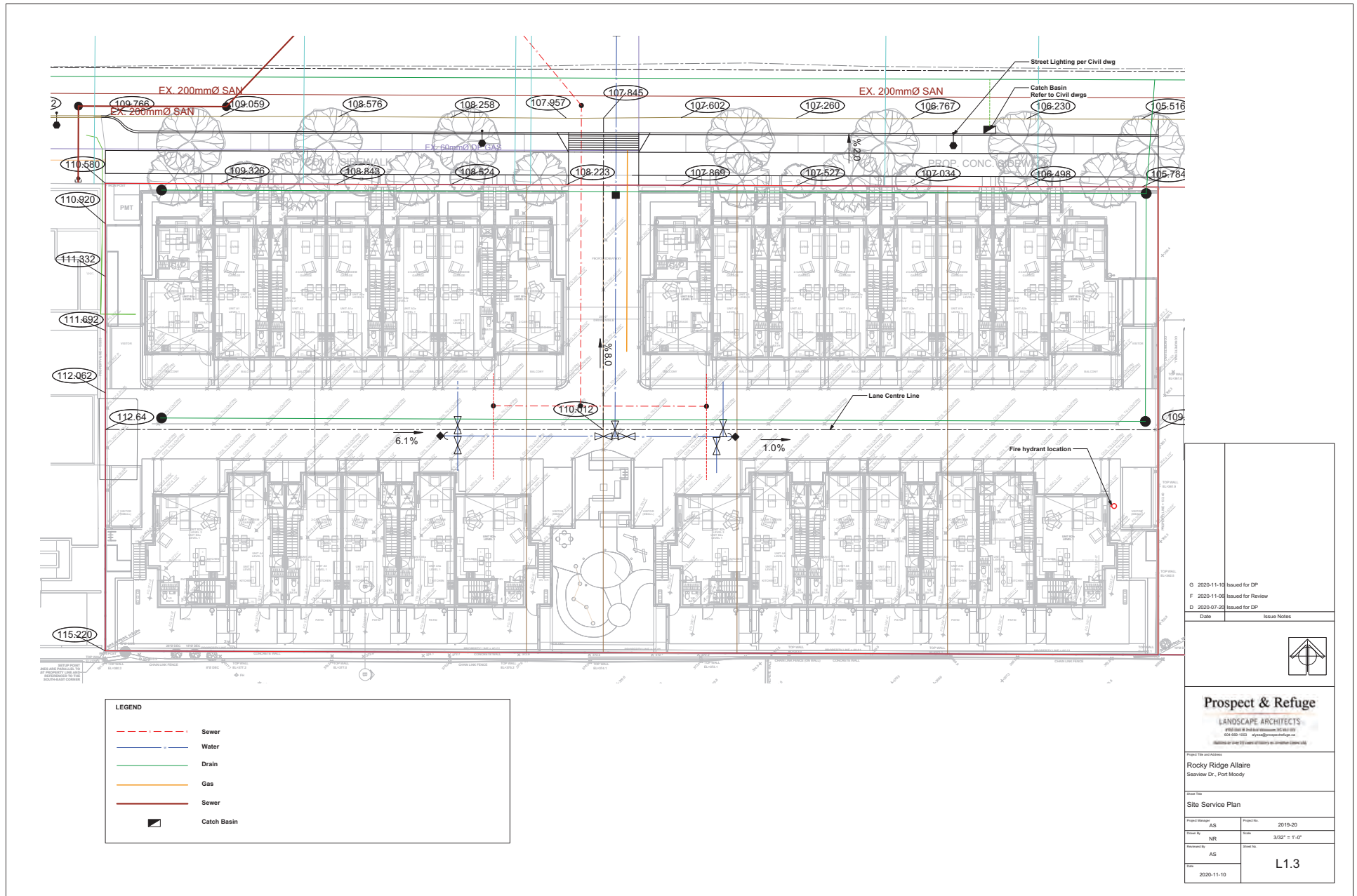
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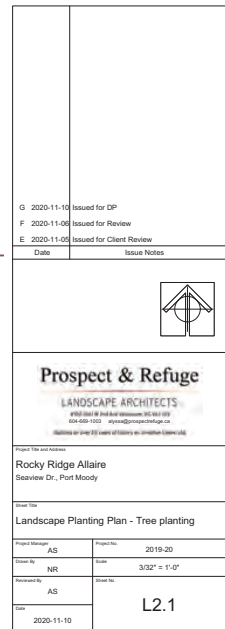
11. COMMENTS / NOTES	
G 2020-11-10 Issued for DP F 2020-11-06 Issued for Review D 2020-07-20 Issued for DP	
Date	Issue Notes
	
Prospect & Refuge LANDSCAPE ARCHITECTS 4910 Oak St. 2nd Floor Vancouver BC V6B 1D9 604.681.1155 prospect@prospectandrefuge.ca (Incorporated in Canada 33 years of history as Prospect & Refuge Ltd.)	
Project File and Address Rocky Ridge Alliance Seaview Dr., Port Moody	
Sheet Title Landscape Main Amenity Area	
Project Manager Drawn By Reviewed By Date	Project No. AS 2019-20 Scale 3/16" = 1'-0" AS
L1.2	
2020-11-10	

Considered at March 2, 2021 Special Council Meeting

255

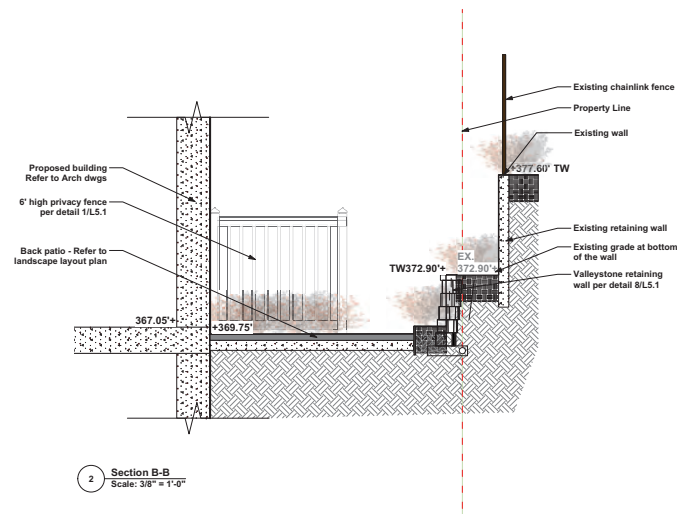
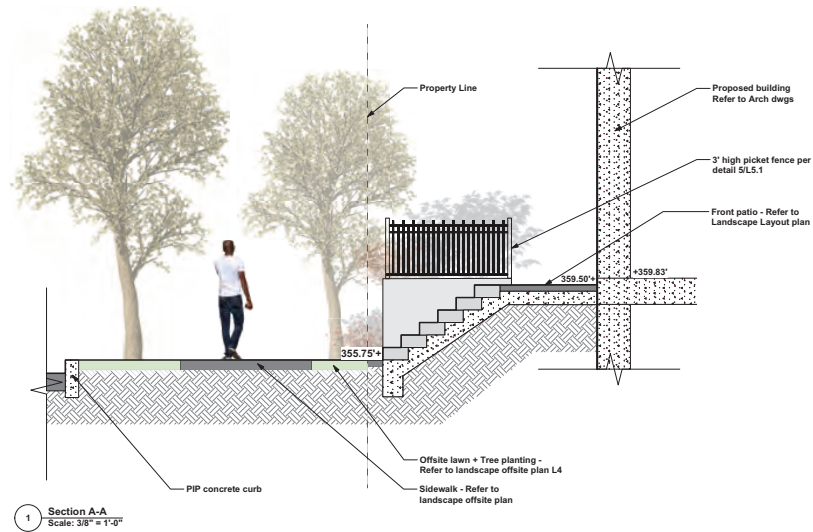


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Considered at March 2, 2021 Special Council Meeting

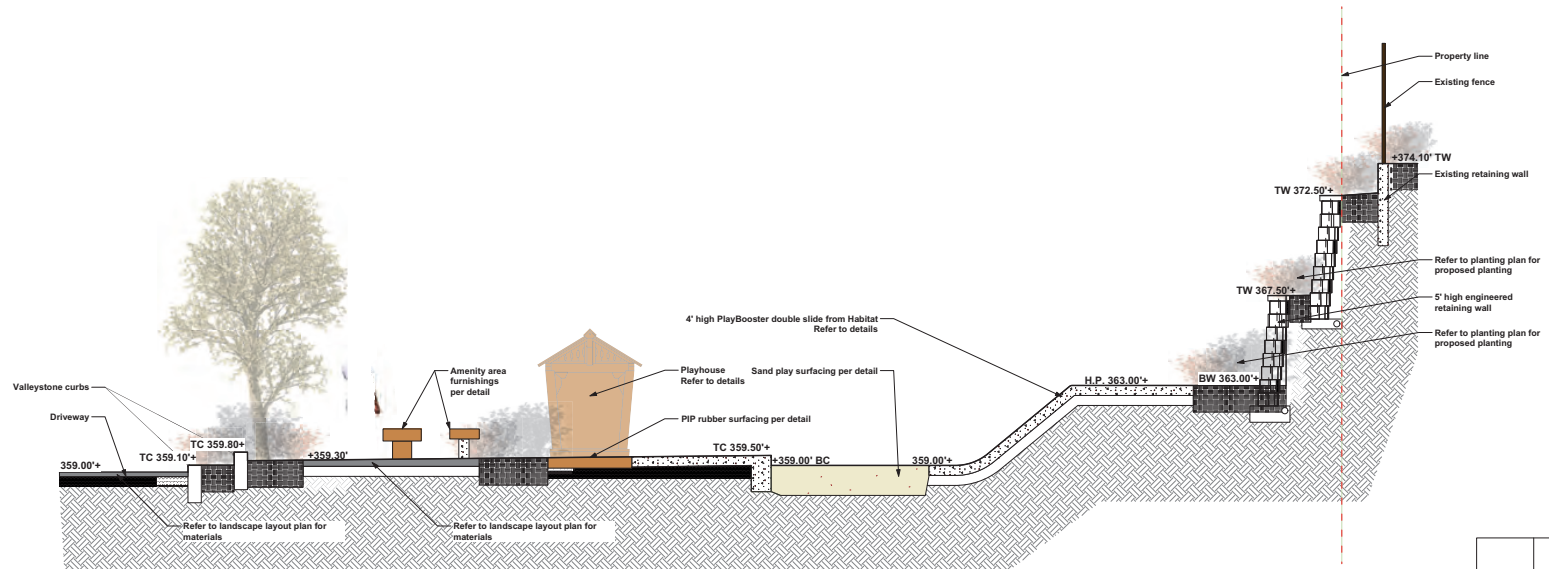
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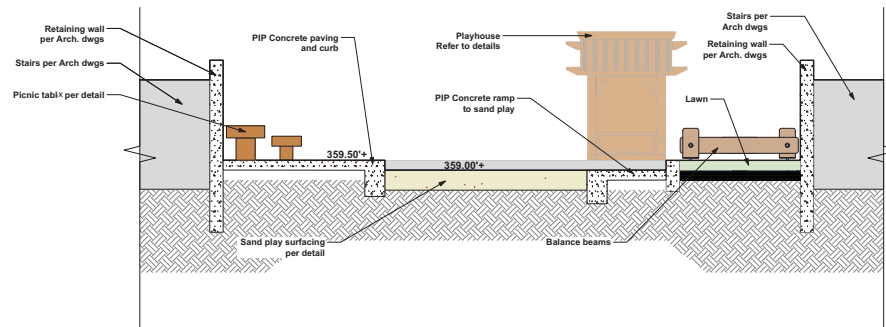
G 2020-11-10 Issued for DP	
F 2020-11-06 Issued for Review	
D 2020-07-20 Issued for DP	
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS 4760 Rock Hill Road, Suite 100, Rocky Ridge, VA 22151 404-456-1122 prospectandrefuge.com All plans are subject to change without notice.	
Project File and Address: Rocky Ridge Allaire Seaview Dr., Port Moody	
Sheet Title: Sections	
Project Manager	2019-20
Client No.	AS
Drawn By	NR
Reviewed By	AS
Date	2020-11-10
L3.1	

Considered at March 2, 2021 Special Council Meeting

259



1 Section C-C
Scale: 3/8" = 1'-0"



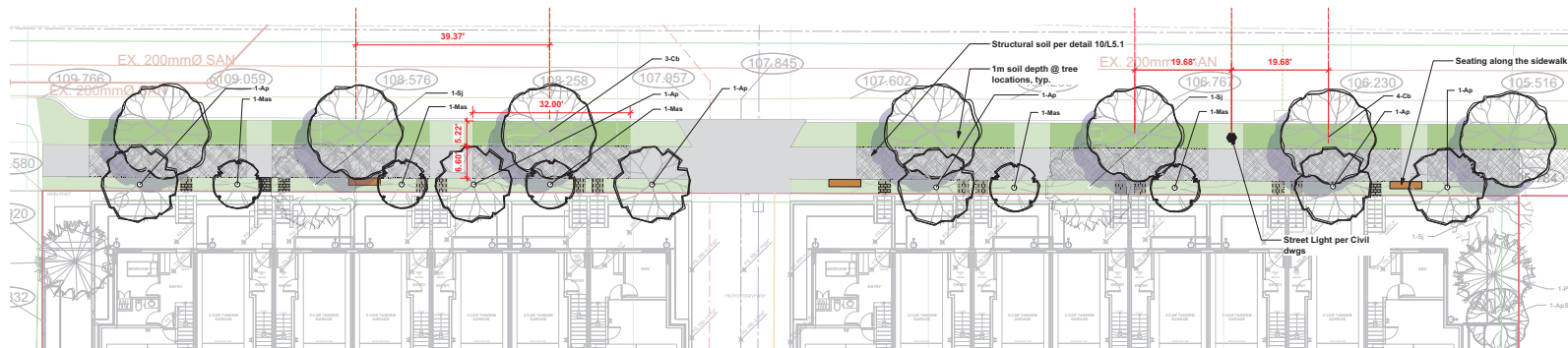
2 Section D-D
Scale: 3/8" = 1'-0"

G 2020-11-10 Issued for DP	
F 2020-11-06 Issued for Review	
D 2020-07-20 Issued for DP	
Date	Issue Notes
	
Prospect & Refuge LANDSCAPE ARCHITECTS 4760 West 10th Street, Suite 100, Portland, OR 97205 503-455-1122 prospectandrefuge.com All plans are subject to change without notice.	
Project Site Address: Rocky Ridge Allaire Seaview Dr., Port Moody	
Sheet Title: Sections	
Project Manager	AS
Client No.	NR
Drawn By	AS
Date	2020-11-10
Project No.	2019-20
Scale	3/8" = 1'-0"
L3.2	

Considered at March 2, 2021 Special Council Meeting

260

Plant List Offsite - Trees				
ID	Common Name	Latin Name	Quantity	Scheduled Size
Trees				
Ap	Japanese Maple	<i>Acer palmatum</i>	6	1.25m, #20 pot
Cs	European hornbeam	<i>Carpinus betulus</i>	7	60m cal
Ma	Star Magnolia	<i>Magnolia stellata</i>	5	#20 pot, 1.25m ht
Sj	Emerald Pagoda Japanese Snowbell	<i>Styrax japonicus 'Emerald Pagoda'</i>	2	60m cal

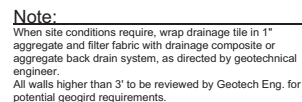


LANDSCAPE NOTES

1. All landscape construction and planting to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
2. Sizes on the planting plan shall be considered minimum sizes.
3. Offsite tree pits to be 1.2m x 2.3m minimum.
4. Root balls to be free of pernicious weeds.
5. Top soil mixtures for the project shall be tested for particle size, pH, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab minimum soil depths are 4" (100mm) for lawn areas and 20 cu in soil volume per tree for offsite boulevard trees. Tree pits to be minimum 1.2m x 2.3m. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
6. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
7. Landscape Contractor is to provide 65 days of maintenance after the date of Substantial Completion. Maintain to level 2 "Goodness" as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
8. Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedger, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
9. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
10. All landscaping to have high efficiency irrigation system to IABC standards.

G 2020-11-10 Issued for DP F 2020-11-09 Issued for Review D 2020-07-25 Issued for DP Date Issue Notes	
Prospect & Refuge LANDSCAPE ARCHITECTS 4750 16th St NW, Suite 100, Seattle, WA 98107 206-468-1033 info@prospectandrefuge.ca Registered as a Landscape Architect in the Province of British Columbia	
Project File and Address: Rocky Ridge Allaire Seaview Dr., Port Moody	
Draw Title: Landscape Offsite	
Project Manager: AS	Project No.: 2019-20
Client No.: NR	Scale: 3/32" = 1'-0"
Reviewed By: AS	Draw No.: L4
Date: 2020-11-10	

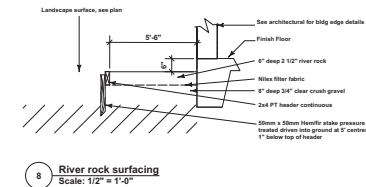
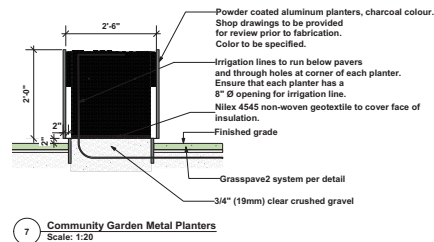
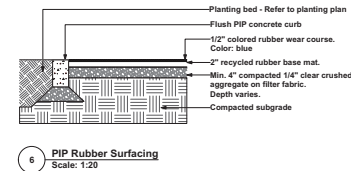
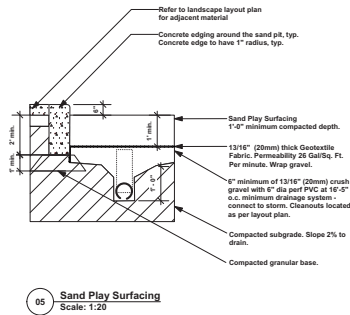
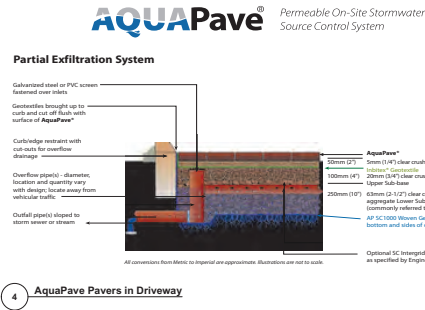
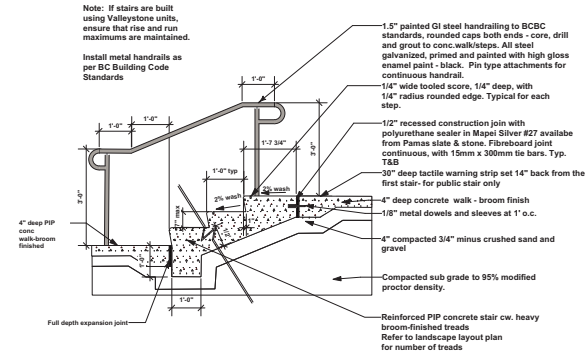
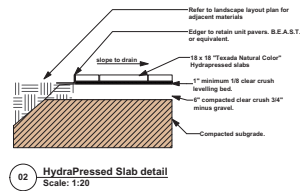
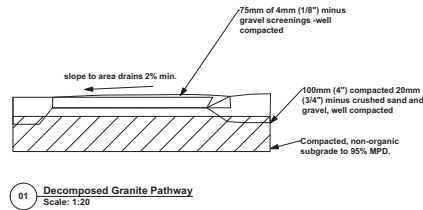
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Date		Issue Notices
Prospect & Refuge LANDSCAPE ARCHITECTS 4000 24th St. and 40th Avenue SW, Suite 100 400 40th SW, Suite 100 alicelaine@prospectandrefuge.com		
Project Name and Address		
Rocky Ridge Allaire Seaview Dr., Port Moody		
Sheet Title		
Landscape Details		
Project Number	AS	Project No. 2019-20
Client Ref.	NR	Job# as noted
Prepared by	AS	Sheet No.
Date	2020-11-10	L5.1

Considered at March 2, 2021 Special Council Meeting

262



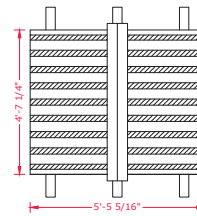
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F 2020-11-09 Issued for Review	
D 2020-07-25 Issued for DP	
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS #102 (2nd) St. Suite 100, Victoria, BC V8W 2E1 250-688-1022 prospectandrefuge.ca Registered as a company under the Business Practices Act (BCPA)	
Project Site Address: Rocky Ridge Allaire Seaview Dr., Port Moody	
Project Name: Landscape Details	
Project Manager	AS
Client No.	NR
Revision By	AS
Date	2020-11-10
Project No.	2019-20
Scale	As Noted
L5.2	

Considered at March 2, 2021 Special Council Meeting

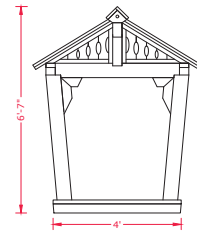
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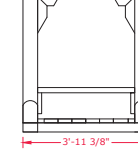
1 48" high PlayBooster double slide from Habitat
Set into hillside (not raised)



PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION

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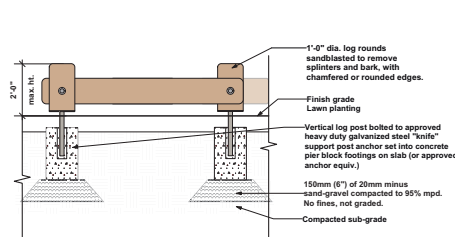


Habitat Systems
Natural Play
Playhouses

REVISION NOTES

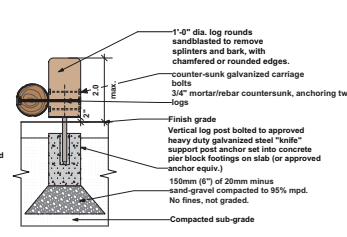
PROJECT NO.	140-1
SCALE	1" = 1'-0"
DESIGNER	P. MISTON
DATE	1/15/17
DATE OF PRINT	1/15/17

2 Playhouse from Habitat

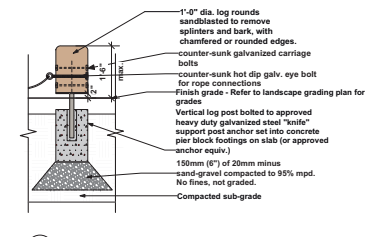


Section/Elevation View

3 Balancing Logs
Scale: 1:20



Log to log connection detail



4 Embedded posts and ropes
Scale: 1:20

G 2020-11-10 Issued for DP
F 2020-11-09 Issued for Review
D 2020-07-25 Issued for DP

Date Issue Notes



Prospect & Refuge

LANDSCAPE ARCHITECTS
4701 14th St. Suite 100, Boulder, CO 80502
303.440.1010 prospectandrefuge.com
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Project File and Address
Rocky Ridge Allaire
Seaview Dr., Port Moody

Sheet Title
Landscape Details

Project Manager	AS	Project No.	2019-20
Client No.	NR	Scale	As Noted
Reviewed By	AS	Sheet No.	L5.3
Date	2020-11-10		

Considered at March 2, 2021 Special Council Meeting

264

SINGLE PED PICNIC TABLE

Model Number - SPPTG-40 (Galvanized)
SPPTGP-40 (Galvanized and Powder Coated)



DESIGNER NOTES

The single pedestal table is one of our tried and true designs going back to the inception of Wishbone. All of the tables we have supplied in the last 15 years are still in use and continue to perform beyond our customers expectations. This is in part due to the heavy duty steel frame, and low maintenance recycled plastic lumber. To ensure the tables lifespan are lengthened even further we are now galvanizing the steel frames prior to powder coating ensuring maximum rust resistance. This table continues to be popular year after year for these reasons: It has a significantly smaller footprint compared to a standard picnic table. Works great as a game table where everyone is engaged and needs to be facing each other. It comes with a few options such as direct burial or surface mount and wheelchair accessible by omitting one of the seats (see Installation Gallery).

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.636.6476 sales@wishbonehd.com



PRODUCT SPECIFICATIONS

Products Re-Plast Advantage 4" Recycled Plastic Slats
Recycled plastic slats are made from recycled plastic waste from the plastic
industry.
Colors Available: Black, Green, Harbour Grey, Light Grey, Redwood,
Sand, Walnut
10 YEAR LIMITED WARRANTY
Durable Powder Coated Galvanized Steel Frame
Standard colors: Black, Super Teak, Rustic Teak, Brown, Brown,
Chestnut, Teak, Black, Charcoal, Grey, Cold, Teak, Brown,
Lakeland, Teak, Black, On the Border, Brown, Teak, Brown,
Teak, Brown
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Wheel Chair Accessible one side (SPPTWC-40)
SPPTW- C2P-40 (Galvanized and Powder Coated)
In ground mounting
Stake Blocks
INST- 2.75 Stainless Steel Wedge Anchor Bolt Down Kit

PRODUCT DIMENSIONS

Table Height 30 inches / 762mm
Seat Height 18 inches / 457mm
Seat Depth 11.5 inches / 292mm
Seat Length 30 inches / 914mm
Table Top 40x40 inches / 101x101cm
Total Length 71x71 inches / 180x180cm
Weight 378lbs / 171kg

RECYCLED CONTENT

43% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

Wishbone Ltd provides an extended
10 year limited warranty from the date
of device.
Visit us online at
www.Wishbonehd.com



As shown in our specifications, and diagrams - a consumer with a bicycle can access the bike rack from both sides - saving 1/3rd of the space of conventional side storage bike racks. To give you an idea of what sort of space layout and planning you must do for our racks - here is our diagram to use the bike racks to their maximum potential.

- Allow 2 feet (61 cm) from the front gate to a curb or wall when installing for single-side use.
- For parallel layouts allow 12 feet (3.66 m) between mainframes.
- For inline layouts allow 5 feet (151 cm) - however a minimum of 18 inches (46 cm) is required between the shoulder and any obstruction.



COLOUR: Forest Green

Anchor rack to concrete with
tamper proof hardware

3 Bike Rack by Cora-W2704-Capacity 3-5

Scale: 1/2" = 1'-0"

1 Amenity Area picnic table



2 Wishbone Urban Form coffee table

**Surface mount to concrete with tamper-proof hardware

URBAN FORM COFFEE TABLE

Model Number - URCF-40



DESIGNER NOTES

With all of our site furnishings we try to make a choice of materials that are both durable and low maintenance. This table is made from recycled plastic lumber and stainless steel. The table is designed to be both functional and aesthetically pleasing. It is a great addition to any outdoor space and is sure to be a popular choice for your clients. The table is made from recycled plastic lumber and stainless steel. The table is designed to be both functional and aesthetically pleasing. It is a great addition to any outdoor space and is sure to be a popular choice for your clients.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.636.6476 sales@wishbonehd.com



PRODUCT SPECIFICATIONS

Products Re-Plast Advantage 4" Recycled Plastic Slats
Recycled plastic slats are made from recycled plastic waste from the plastic
industry.
Colors Available: Black, Green, Harbour Grey, Light Grey, Redwood,
Sand, Walnut
10 YEAR LIMITED WARRANTY
Durable Powder Coated Galvanized Steel Frame
Standard Colors: Black, Super Teak, Rustic Teak, Brown, Brown,
Chestnut, Teak, Black, Charcoal, Grey, Cold, Teak, Brown,
Lakeland, Teak, Black, On the Border, Brown, Teak, Brown,
Teak, Brown
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Wheel Chair Accessible one side (SPPTWC-40)
SPPTW- C2P-40 (Galvanized and Powder Coated)
In ground mounting
Stake Blocks
INST- 2.75 Stainless Steel Wedge Anchor Bolt Down Kit

PRODUCT DIMENSIONS

Table Height 20 inches / 508 mm
Width 40 inches / 1016 mm
Weight 55 lbs / 25 kg

RECYCLED CONTENT

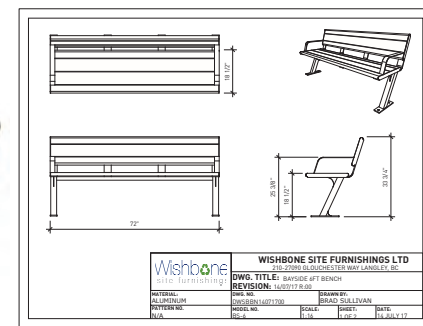
44% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

Wishbone Ltd provides an extended
10 year limited warranty from the date
of device.
Visit us online at
www.Wishbonehd.com



4 Wishbone Bayside 6 foot bench

**Surface mount to concrete with tamper-proof hardware



G 2020-11-10 Issued for DP	
F 2020-11-06 Issued for Review	
D 2020-07-20 Issued for DP	
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS #100-1000 W. 10th Avenue, Suite 100 Vancouver, BC V6H 1A5 Tel: 604-681-1100 Fax: 604-681-1101 Email: info@prospectandrefuge.ca	
Project File and Address	
Rocky Ridge Allaire Seaview Dr., Port Moody	
Client Site	
Landscape Details	
Project Manager	AS
Client No.	NR
Reviewed By	AS
Date	2020-11-10
Project No.	2019-20
Scale	As Noted
L5.4	

Considered at March 2, 2021 Special Council Meeting

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City of Port Moody

Bylaw No. 3281

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation of 44, 48, 52, 56, and 60 Seaview Drive.

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 Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44, 48, 52, 56, and 60 Seaview Drive)”.

2. Amendments

- 2.1 Map 1 – Overall Land Use Plan in Schedule A of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by changing the land use designation for the following lands from Single Family Low Density to Multi-Family Residential:

Lot 7 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-697

Lot 6 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 000-968-030

Lot 5 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-654

Lot 4 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-581

Lot 3 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-549

as shown on the Location Map in Schedule A of this Bylaw.

- 2.2 Schedule “A” of Bylaw No. 2955 is amended by replacing Map 1 – Overall Land Use Plan with Map 1 – Overall Land Use Plan attached to this Bylaw as Schedule B.

Considered at March 2, 2021 Special Council Meeting

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3. Attachments and Schedules

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

- Schedule A – Location Map
- Schedule B – Map 1 – Overall Land Use Plan

4. Severability

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

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

R. Vagramov
Mayor

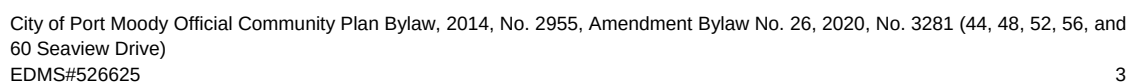
D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3281 of the City of Port Moody.

D. Shermer
Corporate Officer

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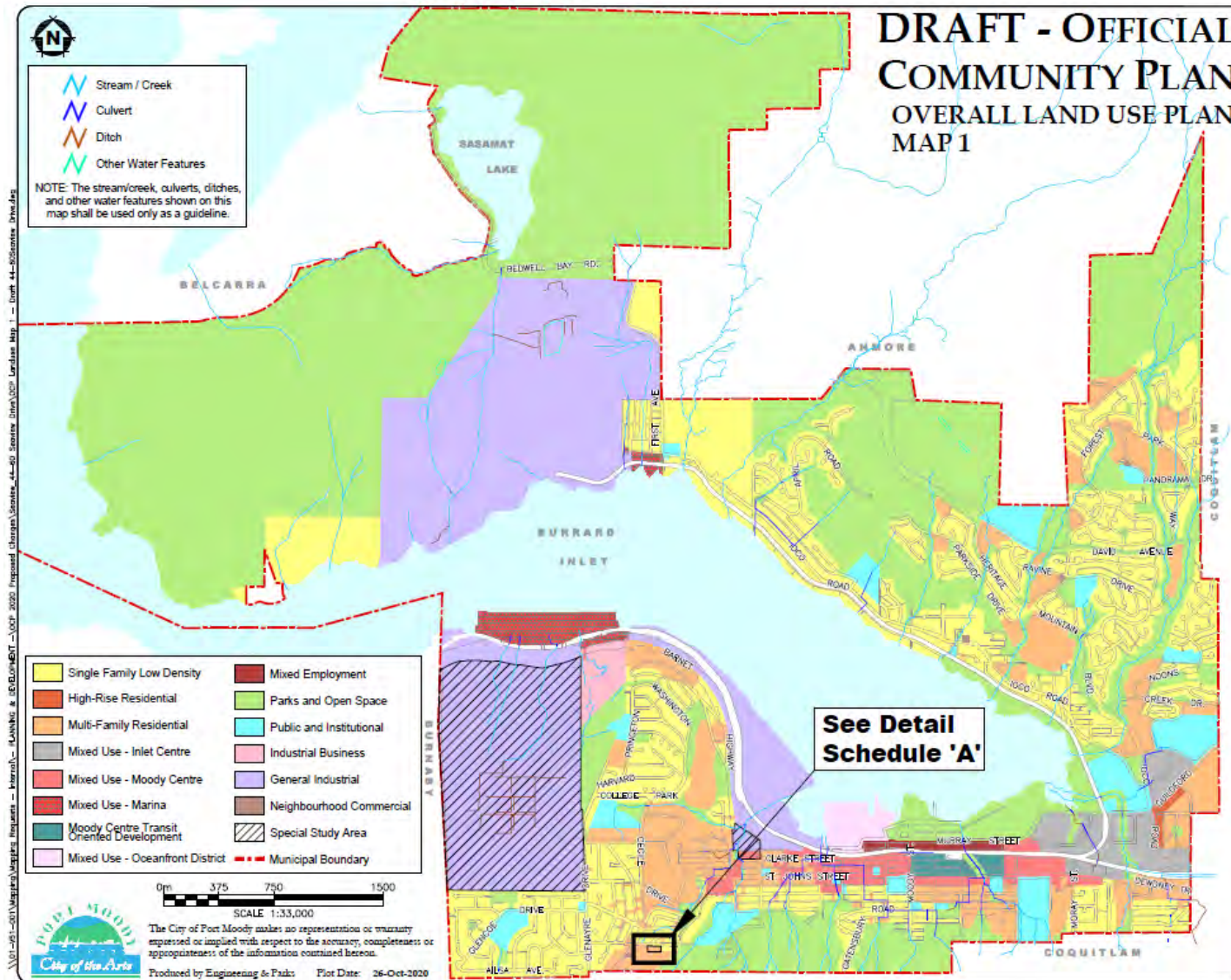
Corporate Officer



Considered at March 2, 2021 Special Council Meeting

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Schedule B to Bylaw No. 3281



Considered at March 2, 2021 Special Council Meeting

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City of Port Moody

Bylaw No. 3282

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to rezone the lands at 44, 48, 52, 56, and 60 Seaview Drive from Single Detached Residential (RS1) to Medium Density Townhouse Residential (RM4).

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. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4)".

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 Medium Density Townhouse Residential (RM4):

Lot 7 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-697

Lot 6 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 000-968-030

Lot 5 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-654

Lot 4 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-581

Lot 3 District Lot 377 Group 1 New Westminster District Plan 17952
PID No.: 010-331-549

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

3. Attachments and Schedules

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

- Schedule A – Location Map

Considered at March 2, 2021 Special Council Meeting

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4. Severability

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

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3282 of the City of Port Moody.

D. Shermer
Corporate Officer

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Corporate Officer

