

Mixed-Use 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.

- 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 Marcon Albert (GP) Ltd.	Telephone 604.530.5646	Email tschmitt@marcon.ca
Registered Owner Marcon Albert Properties Ltd.	Project Address 2025 St. Johns Street	
Proposed Use Mixed-use, Residential Multi-family and Commercial		

Total Floorspace **18,588.5** m²

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

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

If **yes**, describe:

designed as an integrated part of the building. Elements of the building's facade, namely the coloured balcony glass, have been designed in respond to the artwork. The piece is located on the north face of the building and will be highly visible from the intersection and to traffic as it enters Port Moody from Barnet Highway.

Public Art Consultant:

Ballard Fine Art.

Plan reference:

Public Art Brief

Staff Comments

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

Describe:

As noted above, the building's design incorporates a significant public art piece in the north facade. The building further responds to this public art component by punctuating the facade with coloured balcony glass.

Plan reference:

Alex Morrison proposal and Arch A0.00

Staff Comments

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**

C3

Project includes reusing an existing heritage structure with heritage value through *heritage restoration* or *heritage rehabilitation* (4 points).

Where the preservation of a heritage structure in its original location cannot be accommodated, this may include re-location.

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe:

Does not apply, no heritage building or structures remain on the site.

Staff Comments

Plan reference:

Score /4**CULTURAL SUSTAINABILITY SECTION***How will the project contribute to Port Moody's status as 'City of the Arts'?***Heritage****Performance Measure Description and Scoring**

C4

Project includes a *statement of significance* prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable).

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Report title:

Does not apply.

Staff Comments

Heritage Consultant:

Bonus Score /2Score /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**

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:	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:	

Score /4

CULTURAL SUSTAINABILITY SECTION*How will the project contribute to Port Moody's status as 'City of the Arts'?***Complete Community Elements****Performance Measure Description and Scoring**

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:

The vibrant colours and unique design of the building which incorporates public art in the facade will greatly improve the quality of the streetscape. The building design was driven by the site's location at a prominent 'gateway' intersection. The pedestrian realm will be improved with the introduction of commercial and ground-oriented residential fronting the street. In addition, the new sidewalk, street trees, wider boulevard, and multi-use pathway improvements will provide a more pedestrian oriented street frontage.

Plan reference:

L1.0, A0.00, A0.031

Staff CommentsScore 1 /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

Details:

Staff CommentsScore N/A /3

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

Innovation

Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

- Internal plaza space has been designed to work with the adjacent hillside. - The childrens' play area utilises the slope as an interactive play feature.
- Making use of the rooftop amenity space's good sun exposure, community garden beds have been provided for growing food.
- Restoration, preservation and protection of the Schoolhouse Creek riparian area and the Environmentally Sensitive Area bank on the west.

Staff Comments

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

The site is constrained on the south by the setback and riparian area and on the west by the ESA. These two environmental preservation areas, while important for ecology, limit the space available on-site for more cultural, arts and performance space.

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)	4.5 Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	6.5 Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	6.5 / 11 = 60 % Total Cultural Points Max Percent

ECONOMIC SUSTAINABILITY SECTION*How will the project contribute to a stronger local economy?***Land Use/Employment****Performance Measure Description and Scoring**

EC1

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	
Use(s): Vacant	Staff Comments
Number of jobs on-site relating to this use in operation: 0	
Proposed:	
Use(s): Commercial and office space	
Number of jobs estimate: 43	
Assumptions: Based on industry averages for mixed commercial space, the 7,328.7sf CRU is estimated to accommodate between 30 and 43 direct jobs, not accounting for indirect or induced jobs.	

Score **2** /3**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Land Use****Performance Measure Description and Scoring**

EC2

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the diversification and how it is appropriate to this particular location: The project provides 7,329 sf of commercial space which will accommodate services and employment space that can serve the local area. This provides a live-work opportunity for people that reside in the general neighbourhood or within the development. There are a number of existing restaurants and shops and other planned developments within 800m that future residents can to walk to, particularly the Queen St. and Clarke St. retail clusters.	Staff Comments
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Score **1** /1

BASELINE

BASELINE + EARLY STAGE

ECONOMIC SUSTAINABILITY SECTION*How will the project contribute to a stronger local economy?***Land Use/Employment****Performance Measure Description and Scoring**

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Building type: NA (vacant)	
FSR: NA	
Proposed:	
Building type: Mixed-use, 6-storey	
FSR: 2.24	

Score **3** /3**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Tourism****Performance Measure Description and Scoring**

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

☒ Yes ☐ No	Staff Comments
If Yes, explain: Given the site's location at a 'gateway' intersection, considerable attention has been paid to creating an exciting facade. The public art will make this intersection unique and highly identifiable. The project provides an opportunity to revitalize the site and improve on its current and historic uses.	

Score **0.5** /2

ECONOMIC SUSTAINABILITY SECTION*How will the project contribute to a stronger local economy?***Economic Development/Energy/Materials/Water Use Efficiency****Performance Measure Description and Scoring**

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Relationship results in (check all that apply): ☐ Reduced energy consumption ☐ Reduced water consumption ☐ Reduced materials use ☐ Waste reduction	Staff Comments
Other efficiency:	
Description: This is not applicable. There are no realistic opportunities for district energy, or other cooperative waste, water, energy usage reduction at this site or that provide a concrete program which applicants can commit to.	

Score /4**ECONOMIC SUSTAINABILITY SECTION***How will the project contribute to a stronger local economy?***Land Use****Performance Measure Description and Scoring**

EC6 Project redevelops and rehabilitates a *brownfield* site.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe: Although this is a redevelopment of a commercial site, it is not a brownfield property in that it is not contaminated with hazardous substances. The proposed site design provides considerable improvement on the existing/historical use which was predominately paved, non-permeable surface. Considerable increase in landscaped areas and stormwater detention will reduce storm flows to 50% of the pre-development condition.	Staff Comments
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Score /3

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

Innovation

Performance Measure Description and Scoring

EC7 Economic sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
Provides much needed rental housing	

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

Constraints

Performance Measure Description and Scoring

EC8 Unique site aspects that limit economic sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments

Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	16 Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 n/a
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	16 Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	6 Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	8.5 Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	8.5 / 16 = 54 % Total Economic Points Max Percent

ENVIRONMENTAL SUSTAINABILITY SECTION *How 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:	Staff Comments
☒ High ESA ☐ Medium ESA ☐ Low ESA ☐ 30m Stream Buffer (High Value) ☐ Special Feature (High Value)	
Features/Species of Value: Mature forest of bigleaf maple, red alder, western hemlock, Douglas-fir and western redcedar, salmonberry, sword fern, red elderberry and lady fern. Partially compromised by invasive Himalayan blackberry and English ivy. Provides habitat for songbirds and urban-associated wildlife. Fish-bearing Schoolhouse Brook and riparian area are located at the south end of the site.	
Means of Protection: ☒ Covenant ☐ Dedication ☐ Monitoring	
☐ Other:	
Means of Improvement of ESA: It is proposed that invasive Himalayan blackberry and English ivy will be removed and areas will be restored by planting diverse native tree and shrub species. Species planted were selected to provide a food source for songbirds and pollinators and to support riparian health. A fence will be installed around the ESA and riparian buffer to prevent encroachment. Post-restoration monitoring will be conducted to confirm ecological health.	

The restoration plan goes beyond the site boundaries to include the riparian area within the adjacent road RoW. This adds 1600m² of additional restored riparian area.

Score 4 /4

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***Site Context | Ecology****Performance Measure Description and Scoring**

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

See [Vancouver Bird Strategy](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

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

- Forested ESA and riparian habitat will be protected.
- Native fruit-bearing species including salmonberry, red elderberry, Indian plum, Nootka rose, and snowberry were selected for restoration planting in the ESA and riparian buffer to provide food for songbirds. Species with a range of flowering times were selected, which will encourage pollinators and select insectivore bird species.
- The restoration planting areas will include species with diverse vertical structure (e.g., snowberry, red elderberry, bigleaf maple).
- Nest surveys will be conducted before clearing invasive blackberry

Staff CommentsScore **3** /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:

Landscape lighting is used only when needed to light pathways and to provide appropriate lighting levels under BCBC and CPTED. Lighting is all LED and directed downward onto the pathway. Automatic, photocells to reduce energy consumption by ensuring lighting is only turned on in the evening.

Staff CommentsScore **2** /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

- 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: ☒ Short-Term Bicycle parking ☒ Long-Term Bicycle parking ☐ End-of-Trip Bicycle Facilities: ☐ Bike share and assigned parking ☐ Co-op vehicle and assigned parking space provision ☒ <i>Electric Vehicle</i> plug-ins and designated spaces¹ Plan references:	Staff Comments Applicant Comment: Bicycle repair station will be provided.
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Score 1.5 /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: ☒ 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: A2.04, A3.01, 18-1133-KP	Staff Comments
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Score 2 /3

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

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: 39.7 m ² Garbage: 19 m ² Green Waste: 15 m ²	Staff Comments
Total commercial recycling, garbage, and green waste space proposed: Recycling: 6 m ² Garbage: 8 m ² Green Waste: 2.6 m ²	
Details regarding design for safety, security, and accessibility: Both commercial and residential recycling and garbage rooms are fully accessible per code. The rooms are access controlled for security, and will be well lit with motion activated lighting.	

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 (# 61) ☒ Replacement tree ratio (5.4 : 1) • Native tree species planted on site (# 97) • Native tree species planted off site (#) ☒ Protected/natural park areas added on site (% of total site area: 34 %)	Staff Comments
Arborist report: Froggers Creek Tree Consultants Ltd., Appendix 3.	

Score /3

BASELINE + EARLY STAGE

BASELINE

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

Site | Sustainable Landscaping – Habitat

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
☐ Salvage replanting ☒ Reduction to existing impervious area 470 m ²	
☒ Removal of <i>invasive plant species</i> Names: Himalayan blackberry, English ivy, English holly, spurge laurel	
☒ Native/"naturescape" landscaping ☐ Watercourse daylighting ☒ Riparian area restoration	
☐ Other measures taken to enhance habitat or to compensate for habitat loss: The plant material palette in this project follows naturescape principles which provides a sustainable, ecologically sound, and aesthetically pleasing urban condition that blends with the adjacent environmentally sensitive area. Focus is on low maintenance and native attractive species and minimal lawn areas, which helps to reduce water consumption. Plant palette does not include any invasive materials, and considers habitat and food options for birds and butterflies with layered plant species.	

Score /4

BASELINE

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

Site | Sustainable Landscaping – Stormwater

Performance Measure Description and Scoring

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

Targets:

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

(3 points if all three targets are achieved)

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

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: Stormwater Management Plan	

Score /3

BASELINE

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***Site | Sustainable Landscaping – Water Conservation****Performance Measure Description and Scoring**

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: ☒ 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: L1.0	Staff Comments
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Score 1.5 /2**ENVIRONMENTAL SUSTAINABILITY SECTION** *How 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

Species supported: Chum salmon, coho salmon, coastal cutthroat trout rainbow trout, urban-associated wildlife (e.g. songbirds, deer, raccoons). Means of supporting: Protect Schoolhouse Brook riparian habitat and enhance riparian habitat through removal of invasive species and planting of native species Environmental assessment or site plan reference: Environmental Assessment and Restoration Plan (Keystone)	Staff Comments
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Score 2 /2

ENVIRONMENTAL SUSTAINABILITY SECTION *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: • 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)	Staff Comments
☒ Other: Step Code 2LCES or 3 (determined at BP)	

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: NA	Staff Comments
Specify % of energy generated:	

Score /4

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***Building | Energy Reduction and Indoor Climate****Performance Measure Description and Scoring**

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: Window wall ratio is less than 50%. The site design minimizes east and west exposures to minimise unwanted solar gains.	

Score 1.5 /3**ENVIRONMENTAL SUSTAINABILITY SECTION** *How well does the project minimize the demands on the environment?***Smart Technology****Performance Measure Description and Scoring**

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: LED lighting, Heat Recovery Ventilation (HRV), Low-E glazing, Energy Star appliances.	Staff Comments

Score 1 /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How 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: The rooftop amenity space includes community garden planters and associated tool storage for food to be grown on site.	Staff Comments
Landscape Plan Reference: L1.3	

Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How 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) **As noted in EN12 either Step 2 with LCES or Step 3. TBD at BP stage Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.	Staff Comments

Score /4

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***Stormwater and Ecology/Water Conservation****Performance Measure Description and Scoring**

EN18 Project incorporates landscaped roofs or living walls that also provide food/habitat for native species.

OR

Project includes on-site grey water reuse.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

3,500m² of the Schoolhouse South Creek riparian area and ESA habitat will be enhance and protected providing habitat birds and other animals, wildlife corridor and a food source for downstream aquatic animals.

Staff Comments

Bonus Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?***Environmental Monitoring****Performance Measure Description and Scoring**

EN19 Project contracts with an Environmental Monitor(s) to oversee implementation of environmental sustainability measures, i.e. sustainable landscaping measures.

OR

Project employs an energy efficiency consultant.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details of Work Overseen/Contribution:

Keystone Environmental Consultants have been retained to develop the plan for the riparian area and ESA, and will provide monitoring over the three year post-restoration period.

Staff Comments

Bonus Score /2

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

Innovation

Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments Applicant Comment: In addition, Salmon Safe Certification is being pursued for the project. Salmon Safe provides a third-party verification that the project is being designed and built in accordance with environmentally friendly management practices that minimize impacts on water quality and aquatic biodiversity.
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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
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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)	24.5 Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	47 Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	42 / 53 = 80 % Total Environmental Points Max Percent

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 % of <i>Adaptable Units</i> : 51	Staff Comments
Details: All common areas of the residential building, lobby, circulation space, elevators and amenity spaces, will be accessible.	
Number of <i>Accessible Units</i> : 0	
Details:	
Residential Site/Common Areas and Commercial/Industrial/Institutional Uses: Office	
Details: Commercial spaces will be fully accessible from the street level and the parking area. CRU spaces are not yet designed but will be required to provide fully accessible bathrooms and circulation areas.	

 Score /6

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Complete Community Design****Performance Measure Description and Scoring**

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

AND/OR

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: A shadow study has been conducted and demonstrates no impact to adjacent buildings. Only the northwest corner of the building lines up with an adjacent residential building so privacy impacts are minimal. The other building frontages are facing heavily treed areas and commercial uses.	Staff Comments
Plan/document references: A0.011, A0.040	

Score /1**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Diversity of Use****Performance Measure Description and Scoring**

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing use(s): None.	Staff Comments													
Proposed uses: <table border="1"><thead><tr><th></th><th>% Total Floorspace/Site Area</th></tr></thead><tbody><tr><td>Residential</td><td> 96 </td></tr><tr><td>Commercial</td><td> 4 </td></tr><tr><td>Industrial</td><td> </td></tr><tr><td>Institutional</td><td> </td></tr><tr><td>Park (Note Type)</td><td> Underground </td></tr><tr><td>Gathering Space</td><td> 1.2 </td></tr></tbody></table>			% Total Floorspace/Site Area	Residential	96	Commercial	4	Industrial		Institutional		Park (Note Type)	Underground	Gathering Space
	% Total Floorspace/Site Area													
Residential	96													
Commercial	4													
Industrial														
Institutional														
Park (Note Type)	Underground													
Gathering Space	1.2													

Score /3

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Housing Diversity****Performance Measure Description and Scoring**

- S4 Development includes a mix of housing types.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	Staff Comments
Live-work units		
Ground-oriented units	41	
Apartment units	201	

Score **1.5** /3**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Housing Diversity****Performance Measure Description and Scoring**

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

Targets:

2-bedroom minimum 25% of units

3-bedroom minimum 10% of units

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	167	69	
2-bedroom	71	29 (1 pt)	
3+ -bedroom	4	2 (2 pts)	
Flexible design features: A modular cabinetry system is being proposed for the 1-bed/studio homes which would enable homeowners to switch, modify and customize the space to meet their lifestyle. This reduces the amount of space used for these functions and maximizes the usable living area. 1-bed/studios also configured as a 'borrowed light' bedrooms which make better use of the living area and enable flexible use of the bedroom area.			

Score **1.5** /3

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Housing Affordability****Performance Measure Description and Scoring**

- S6 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 and non-market rental	Staff Comments
Description: 20 market rental, 4 below-market rental	
% of total housing units: 10 %	
Plan reference: NA	

Score /4**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Amenities****Performance Measure Description and Scoring**

- S7 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: Multi-use pathway along St. Johns St. Public, realm improvements with seating benches fronting the commercial area and bike racks for short term bike parking.	Staff Comments
Plan reference:	

Score /5

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Amenities****Performance Measure Description and Scoring**

S8 Project provides voluntary private amenities.

Examples:

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

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Children's playground that benches into the slope and includes 'nature play' elements.

Central gathering space with raised seating area. Lawn space. Large indoor amenity room on the 6th floor facing Burrard Inlet and connected to an outdoor, rooftop amenity space. Outdoor kitchen/BBQ with dinning table, lounge seating and community garden plots.

A second rooftop amenity area has been added to building 1. This includes a number of other features and activities but will ensure there is sufficient space for all residents.

Plan reference:

L1.2, L1.2

Staff CommentsScore **3** /3**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Inclusive Community****Performance Measure Description and Scoring**

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

50% of the units are being designed as adaptable which is an appropriate design standard to support aging-in-place. This includes key spacial design elements (eg. space for wheelchairs) as well as provision for grab bars to be installed in the future. Light switches, receptacles, cable/data outlets all located to be reachable to a person in a wheelchair.

Staff CommentsScore **1** /4

Community Building**Performance Measure Description and Scoring**

- S10 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:

Public information meeting was held January 30, 2020. In addition to this event, a number of follow up meetings were held with stakeholders that expressed interest in learning more about the project. This included:

1. Architecture & Design - Aug 24th & Sept 16
2. Transportation & Circulation - Aug 25
3. Environmental Response, Stream keepers and Environmental Stewards - Aug 28.

Identify actions taken in response to stakeholder input:

Architecture & Design working group discussion resulted a better understanding what the community wanted for this site. This is reflected in the of refinements to the building's expression, materials and color palette. In addition adjustments to the art work have been made brining it down to the pedestrian level fronting the commercial.

Traffic Group - revised recommendations for traffic response and identification of the key concerns of immediate neighbors during the construction process.

Environmental Stewards - provided site-specific recommendations for plant species which were incorporated into the planting plan. The swale and rain garden also resulted from these discussions as a way to infiltrate rainwater into the environmental area.

Plan references:

Post-Information Meeting Engagement Summary

Staff Comments

Score 2 /4

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Safety****Performance Measure Description and Scoring**

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Please explain: This development follows well established CPTED principals by eliminating or reducing concealed spaces both above and below grade, separating public and residential stairs, separating and controlling access to resident parking areas and by controlling access to residential elevators while providing egress from below grade visitor or commercial parking areas. Access to the visitor and commercial parking areas is through an open gate during normal business hours while off hour access to these areas is controlled by an enter-phone.	Staff Comments
Plan references: A2.17, A3.01	

Score /1**SOCIAL SUSTAINABILITY SECTION***How well does the project address community health and wellness?***Education and Awareness****Performance Measure Description and Scoring**

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

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe: An operations and maintenance plan will be provided to the strata corporation and property manager, and will outline standards for maintaining on-site landscaping in accordance with Salmon Safe practices. This includes, limitation of herbicides/pesticides and identification of permitted fertilizers. Signage will be located on the RPEA fence along the Albert Street frontage.	Staff Comments

Score /1

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Innovation****Performance Measure Description and Scoring**

S13 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments

SOCIAL SUSTAINABILITY SECTION*How well does the project address community health and wellness?***Constraints****Performance Measure Description and Scoring**

S14 Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments

Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	38 Total
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	0 n/a
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	38 Maximum
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	4 Social Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	21.5 Total Social Points
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	21.5 Total Social Points / 38 Max = 57 Percent %

Project Report Card Summary

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

Project Address/Name: 2025 St. Johns Street	File No: 6700-20-196
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PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social
Total Pillar Points Available	23	16	57	38
Sum Of Items Not Applicable	Cultural na 12	Economic na 0	Enviro na 4	Social na 0
Maximum Achievable Score (Total Pillar Points – Sum of Items N/A)	Maximum Cultural Achievable 11	Maximum Economic Achievable 16	Maximum Enviro Achievable 53	Maximum Social Achievable 38
Minimum Score (Sum of Applicable Baseline Items)	Minimum Cultural Score 9	Minimum Economic Score 7	Minimum Enviro Score 30	Minimum Social Score 7
Missed Points (Sum of Applicable Items Not Achieved)	Missed Cultural Points 4.5	Missed Economic Points 7.5	Missed Enviro Points 4	Missed Social Points 16.5
TOTAL PILLAR SCORE ACHIEVED (Total Points Achieved out of Applicable Items)	6.5 / 11 Total Cultural # / Possible Cultural # 60 % Total Cultural Percent	8.5 / 16 Total Economic # / Possible Economic # 54 % Total Economic Percent	42 / 53 Total Enviro # / Possible Enviro # 80 % Total Enviro Percent	21.5 / 38 Total Social # / Possible Social # 57 % Total Social Percent
OVERALL SUSTAINABILITY SCORE (Sum of Four Pillars)	78.5 / 118 Overall # / Overall Possible #			67 % Overall Percent
SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
+ Priority Items (Score ≥3) Achieved and Confirmed Innovations	+ Cultural Public Art incorporated in the facade of the building	+ Economic Provision of commercial space at currently vacant site.	+ Environmental Enhancement and restoration of riparian area around South Schoolhouse Creek and on-site ESA Step Code 3 or 2 plus LCES	+ Social Provision of 4 below market rental and 20 market rental units.
- Priority Items (Score ≥3) Missed and Confirmed Constraints	- Cultural	- Economic Limited Commercial space, based on determined viability at the site.	- Environmental	- Social

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](#).

Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Report Card Glossary – continued

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

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

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

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

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

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

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

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

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

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

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

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

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

Resources

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/lightsoout/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

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

[metrovanancouver.org](#)

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

[metrovanancouver.org/services](#)

Metro Vancouver's Stormwater Source Control Guideline

[metrovanancouver.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](#)