

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 Matthew Mclenaghan	Telephone 604-558-6964	Email Matthew@edgardevelopment.com
Registered Owner Edgar Development	Project Address 1030 Cecile Drive, Port Moody, BC V3H 1M4	
Proposed Use Mixed- Use Strata Residential, Rental Residential, and Commercial retail and Childcare space		

Total Floorspace **175,034** m²

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:

Public art is planned throughout the site. A Public Art Consultant has been retained (Ballard Fine Art) who has submitted a Public Art Master Plan with the rezoning. Public art will include:

1. Stand alone art installations throughout the site.
2. Interpretive signage calling attention to the projects Environmentally Sensitive Areas and walking trails
3. Public Art Trail (art along the multi-use path)

Further details will be provided through design development.

Public Art Consultant:

Ballard Fine Art

Plan reference:

Public Art Master Plan. Further detail to be include in DP

Staff Comments

Bonus Score /1

Score /3

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 the building level design progresses, the incorporation of artistic design will be elaborated upon. It is likely the project will celebrate site and its connection to the surrounding ESAs as a source of inspiration for public art works and design responses.

The project will further consider integrating artistic integration of rainwater management infrastructure and landscape elements to support the City objectives.

Plan reference:

To be developed in detail after rezoning

Staff Comments

Score /2

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:

No heritage structures identified on site.

Staff Comments

Plan reference:

Score /4**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:

N/A

Staff Comments

Heritage Consultant:

Bonus Score /2 Score /2

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:

N/A

Staff Comments

Plan reference:

N/A

Score /3

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

 meters² / feet²

Description of space:

An outdoor amphitheater /community stage is proposed for Cecile Bend Park. The park will be dedicated by the City, and the stage will be available for use by the community to put on shows, and celebrations. There is approximately 11,689 square metres of parks space that could used for gatherings/celebrations, etc.

Staff Comments

Score /4

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:

At present, a special focus is being paid to activating the street frontage for pedestrians and cyclists as well as developing a strong pedestrian network within the project. Art will be integrated into these spaces where viable to activate the spaces.

As the building level detail is developed, the streetscape design will be investigated for area of improvement.

Plan reference:

To be developed in detail after rezoning

Staff Comments

Score /2

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 Comments

Score /3

Innovation

Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Public plaza space will support the community.	Staff Comments
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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
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Cultural Sustainability Score Summary

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

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): Ground Oriented Multi-Family Residential	Staff Comments
Number of jobs on-site relating to this use in operation: 2-3 Jobs on-site assuming one full-time property manager and 1-2 full time staff for ongoing site maintenance.	
Proposed:	
Use(s): Non-Market Rental Housing Market Residential Child Care Commercial Grocer Retail	
Number of jobs estimate: Child Care-19 jobs; Retail - 32 Jobs; + jobs for property mgmt	
Assumptions: Following LEED v4 FTE calculations to predict staffing. Retail staffing depending on demising of retail.	

Score /3

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's proposed inclusion of 19000sf grocery and cafe use will greatly improve the surrounding community's walkable access to retail and services. Current food service is as much as 800m from the site (Mega Donair) and 1,300m from Port Moody Centre Restaurants. This will greatly improve the walking distance to much needed amenity.	Staff Comments
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Score /1

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: Residential	
FSR:	
Proposed:	
Building type: Residential, Retail, and Child Care	
FSR: 1.8	

Score /3

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: Opportunities for a specialty grocery and cafe tenant will be explored for the space. Ideally tenants with local ownership and a good offering of healthy-locally sourced products would occupy the space.	

Score /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: Several ideas are under consideration to support the repair and reuse of larger materials within the site. Programming to later be confirmed may include repair stations and material collection and re-use spaces. Partnerships with local materials recyclers and used product vendors might be established to help transition materials for reuse rather than landfill.	

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: The site is not currently a brownfield	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

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)	Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	n/a
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	/ % Total Economic Points Max Percent

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: The location of the Woodland Park Development does pass through a 30m Stream Buffer near the corner of Angela and Cecile Drive. Additional low value ESA's are present.	
Means of Protection: ☐ Covenant ☒ Dedication ☐ Monitoring	
☐ Other: Means of Improvement of ESA: Existing building on site impede ESA's. The team has responded by locating proposed buildings to outside the ESA boundary. EAS areas have been further expanded on the North-Western corner of Lot 1 and the Stream buffer between Lots 1 and 2. This is being done specifically to minimize impacts on the ESAs and enhance ESA space wherever possible. Further information available through Environmental Report.	

Score

/4

BASELINE + EARLY STAGE

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:

The design team acknowledges the project's proximity to different ESAs and will aim to limit the impacts of urbanization on local bird populations through the following:

- The team will aim to use a variety of native planting species for trees and shrubs
- Planting would be a sufficient distance from glazing
- Better visibility of glazing would be provided through opaque architectural features
- Exposed or open pipes would have proper grating or seals to prevent birds from entering and becoming trapped

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:

An exclusive exterior lighting plan has not yet been developed. The design team will investigate the effects of light pollution associated with the project and mitigate the effects where feasible. This could be achieved through fully shielded street and exterior lighting to limit up-lighting into the night sky. As well, the luminance will be analyzed to provide only what is required.

Staff Comments

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

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: Facilities provided for Child Care & Retail ☐ Bike share and assigned parking ☒ Co-op vehicle and assigned parking space provision ☒ Electric Vehicle plug-ins and designated spaces¹ Plan references: Site Statistics, Parkade Drawings	Staff Comments
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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: ☒ 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: See Transportation Demand Management	Staff Comments
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Score /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: 552.7 m ² Garbage: 552.7 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: Although the spaces haven't been developed, the waste rooms will likely have fob-access only and be monitored to ensure waste is being appropriately diverted.	

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 (# 566) ☐ Replacement tree ratio (: 1) • Native tree species planted on site (#) • Native tree species planted off site (#) ☒ Protected/natural park areas added on site (% of total site area: 15 %)	Staff Comments
Arborist report: See attached Diamond Head Consulting Arborist Report	

Score /3

BASELINE + EARLY STAGE

BASELINE

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:	
☐ Native/"naturescape" landscaping ☐ Watercourse daylighting ☒ Riparian area restoration	
☒ Other measures taken to enhance habitat or to compensate for habitat loss: Adjust building orientations to minimize interference on ESA's. See the Environmental Overview Assessment for further details. Prepare a construction Environmental Management Plan detailing mitigation measures and best management practices to be employed during the construction phase of development to prevent undue harm to site-specific sensitive environmental features, flora, and fauna.	

Score /4

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: Landscape Plans, Sustainability/IRMP Diagram	

Score /3

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

Site | Sustainable Landscaping – Water Conservation

Performance Measure Description and Scoring

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: ☒ 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: Shedding and Grading techniques	Staff Comments
Plan reference: Landscape Plan, IRMP Diagram	

Score /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: Supported species will primarily include a host of flora and fauna including birds, bats, and other small mammals, and provide suitable habitat for plant and wildlife species at risk.	Staff Comments
Means of supporting: The development proposal includes retention and enhancement of urban forest and riparian areas, to provide a net area and qualitative gain of both types of habitat.	
Environmental assessment or site plan reference: Environmental Overview Assessment	

Score /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)

☐ Other: Though not formally committed, the project will explore certification under the Zero Carbon Building Standard

Staff Comments

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:

The project will target a carbon efficient energy system which will likely be comprised of electric-based technologies for heating. The project is further investigating the use of Air-Sourced VRF or other comparable heat-pump based technologies to improve the overall efficiency of the system and provide the opportunity for cooling.

Specify % of energy generated: To be determined

Staff Comments

Score /4

EARLY STAGE

EARLY STAGE

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

Key *passive design* building elements:

As the project develops further, a preliminary energy modeling analysis will be used to determine the exact mix of passive design elements needed to establish the desired level of building performance. These options include the following:

- Massing an orientation to minimize solar gains
- Recessed windows
- Moderate-low glazing ratios (50% glazing)
- Minimized thermal bridging
- Good opaque wall thermal performance

Staff Comments

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:

As the project develops further, a preliminary energy modeling analysis will be used to determine the exact mix of passive design elements needed to establish the desired level of building performance. These options include the following:

- Consideration of high efficiency heat pump technologies
- Solar shading
- Low flow water fixtures
- High Efficiency irrigation
- Infrastructure for future on-site energy production

Staff Comments

Score /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 proposal includes a rooftop community garden for residents to use and grow their own food. The area for this community garden is expected to be approximately 19,000sf. This will improve the community connection amongst residents as it will bring people together under a mutual activity. The spaces will be programmed in such a way to provide access to residents while also providing security from bears and other local animals who might enjoy the food being grown.	Staff Comments
Landscape Plan Reference: See landscape plans	

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) 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:

The project intends on targeting a 40% and 50% reduction of potable water for indoor and outdoor use, respectively. To do this the project will utilize best practice water conservation measures including the following:

40% reduction in indoor water use

-Water Sense certified fixtures

-Dual-flush water closets

-High efficiency lavatories, showers, and kitchen faucets

50% reduction in outdoor use

-Drought tolerant landscaping

-Drip irrigation and moisture sensing controllers

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:

The owner will retain the best possible team of professional consultants to advise on both the implementation of environmental sustainability measures and energy efficiency measures.

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

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)	Total
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	n/a
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	Maximum
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	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 Adaptable Units: 50%	Staff Comments
Details: For both the Non-Market Rental and Market Strata the target will to have at least 50% of the project's units be adaptable	
Number of Accessible Units: 17	
Details: In the Non-Market Rental building at least 17 units will be accessible units.	
Residential Site/Common Areas and Commercial/Industrial/Institutional Uses: Child Care, Retail, Outdoor Amenity Space	
Details: These spaces will be made accessible and adaptable to suit the needs of all occupants.	

Score /6

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:

In the project's current configuration, shadowing on adjacent buildings will be kept to a minimum. Preliminary studies have been produced to ensure healthy daylight penetration between the proposed buildings and onto adjacent properties.

Plan/document references:

Architectural shadow studies

Staff Comments

Score /1

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):

Ground Oriented Multi Family Residential

Proposed uses:

% Total Floorspace/Site Area

Residential

98.38

Commercial

1.0

Industrial

.62

Institutional

Park (Note Type)

71% green, open, or ESA (29% building footprint)

Gathering Space

Staff Comments

Score /3

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	0	
Ground-oriented units	292	
Apartment units	1569	

Score /3

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	487	26	
2-bedroom	1009	54 (1 pt)	
3+ -bedroom	366	20 (2 pts)	
Flexible design features: Project contains a healthy variety of unit types including multi-level townhomes and 2 bedrooms with den spaces. The townhomes are assumed to be 3 bedrooms in total. Both the percentages for 2 bed and 3 bed were exceeded.			

Score /3

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: Non-Market Rental Housing & Market Rental	Staff Comments
Description: Buildings in Area 1 will be built for BC housing and be Non-market housing. Buildings in Area 3 are rental	
% of total housing units: 24.5 %	
Plan reference: Statistics Page	

Score /4

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: Spaces Provided: -11,800sf Child Care Facility -87,453sf Outdoor Park Spaces -217,245sf of ESA enhancement -19,000sf Community Garden Space -Public Art Installation -Enhanced trail Network	Staff Comments
Plan reference: Site Plan, Statistics Page, WPH 210517 Open Space	

Score /5

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:

Proposal includes:

- Community Rooftop Garden
- Edible Landscaping
- Community Reuse Centre
- Enhanced Cyclist Facilities
- Dog runs
- Children's play areas
- 2 public parks

At DP stage, indoor amenities will be considered/detailed.

Plan reference:

Landscape Plan

Staff Comments

Score /3

Inclusive Community**Performance Measure Description and Scoring**

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

Current proposal does not include any aging-in-place with adult care, assisted living space, and/or independent senior living space.

Staff Comments

Score /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: There are a number of stakeholders involved in the process to date. Existing residents at the site - Resident open houses (preview before public open houses) Surrounding neighbours (in the community) - Public open houses Seaview Elementary + Parent Advisory Committee (PAC) - Preliminary meetings Seaview and College Park Community Associations - communications have been sent	Staff Comments
Identify actions taken in response to stakeholder input: - We heard from stakeholders that there was desire to maintain and protect ESA and greenspace - approximately 4.9 acres of the ESA will be enhanced and protected (20% of the site), a new active park and multi-use trail are being proposed and 65% of the site will be open space (including the ESA, Parks, and open space) - Support for affordable housing and townhomes - the proposal includes approx. 325 non-market homes, and includes ground-oriented townhomes throughout the site - Desire for amenities such as cafe, community gardens, grocery store, etc. The proposal includes a 19,000sf Grocery retail and Cafe space, and 11,800sf child care. - Desire for walking trails, the proposal includes a multi-use trail spanning 1.5 KM	
Plan references: WPH 210517 Open Space Area Calculation	

Score

/4

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: CPTED principals will be incorporated throughout the site. Landscape lighting and activation strategies aim to make the space a comfortable and safe space to be outside. CPTED will be addressed in a greater level of detail at the Development Permit phase.	Staff Comments
Plan references:	

Score /1

Education and Awareness
Performance Measure Description and Scoring

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

Examples:

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

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe: Throughout the site educational signage will be provided. This will help residents learn about their surroundings, giving them a deeper connection to their home. This will also be incorporated within the goal of the public art scheme.	Staff Comments
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Score /1

Innovation

Performance Measure Description and Scoring

S13

Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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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
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Social Sustainability Score Summary

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

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

bcclimatexchange.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

[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](#)